



THE
A-TEAM

**RE/MAX
FIRST**

28 SUNVALLEY View, Cochrane T4C 0H4

MLS® #: **A2090329** Area: **Sunset Ridge** Listing Date: **11/05/23** List Price: **\$1,100,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,408 sqft**
Lot Shape: **None**

Finished Floor Area

Abv Sqft: **2,335**
Low Sqft: **None**
Ttl Sqft: **2,335**

DOM

196
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access: **None**
Lot Feat: **Corner Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **None**
Ext Feat: **None**
Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source: **None**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood**
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Open Floorplan,Stone Counters**
Utilities: **None**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`0" x 14`6"	Dining Room	Main	11`8" x 15`8"
Great Room	Main	16`4" x 15`8"	Mud Room	Main	7`9" x 13`5"
Foyer	Main	8`7" x 12`4"	Den	Main	11`2" x 12`4"
Bedroom - Primary	Second	13`6" x 13`0"	Loft	Second	12`2" x 12`5"
Walk-In Closet	Second	13`6" x 6`0"	5pc Ensuite bath	Second	13`6" x 8`9"
Bedroom	Second	11`2" x 11`1"	Bedroom	Second	11`2" x 11`1"
3pc Bathroom	Main		4pc Bathroom	Second	

Legal/Tax/Financial

Title: **None** Zoning: **None**

Fee Simple

Legal Desc:

2211829

R-LD

Remarks

Pub Rmks:

Stop looking we're building your dream home. This lot will soon be home to the Penelope, a stunning 2-storey home, being built in Pinnacle Estates. Penelope is the last home you'll need. All our homes are built to a standard most other builders consider upgraded. This home features a stunning grand entryway guaranteed to make an outstanding first impression. A spacious chef's featuring walk-through pantry for all your preparation needs .Whether working from home, or setting up a space to have as a private study, this home features a main floor office for all your needs. Luxurious principal suite including walk-in closet with custom built-ins and a spa-like ensuite with soaker tub and oversized shower. Space to create a private family room on the second floor with the spacious bonus room. Plus a beautiful 3 car side-drive garage. Photo's are "representative" from a similar build. When selecting the perfect community to build one-of-a-kind homes, many factors are taken into consideration. With stunning Rocky Mountain views and the infinite Alberta blue sky, we knew at first glance the Pinnacle Estates at Sunset Ridge is more than worthy of housing our designer homes. Nestled on a ridge overlooking the picturesque town of Cochrane, this community (currently in-development) offers plenty of walking trails, green space, and nearby K-12 schools.

Inclusions:

Property Listed By:

n/a

ROYAL LEPAGE BENCHMARK

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









