



THE
A-TEAM

**RE/MAX
FIRST**

60 SUNVALLEY View, Cochrane T4C 0H4

MLS® #: **A2091248**

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: **6,577 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,284**

Low Sqft:

Ttl Sqft: **2,284**

DOM

196

Layout

Beds: **3 (3)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Other

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	18`0" x 14`3"	Kitchen	Main	10`6" x 10`11"
Dining Room	Main	12`0" x 10`11"	Pantry	Main	9`10" x 5`6"
Foyer	Main	8`4" x 7`6"	Bedroom - Primary	Second	17`8" x 14`0"
5pc Ensuite bath	Second	12`0" x 10`11"	Loft	Second	13`6" x 16`6"
Walk-In Closet	Second	7`6" x 9`0"	Bedroom	Second	9`9" x 11`0"
Bedroom	Second	10`7" x 10`8"	4pc Bathroom	Second	
3pc Bathroom	Main				

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

221189

Remarks

Pub Rmks: **Combining the Priscilla's modern aesthetic with the most breathtaking mountain views equal an unparalleled living experience. Plus, it'll be easy to relax knowing this home is built to a standard that most builders already consider upgraded. Let's break it down: ? 9 foot high ceilings leave your main floor feeling open, and airy. ? A beautiful main floor study that is the perfect work from home space. ? Second floor bonus room for additional space. ? Oversized windows to maximize natural light. ? A large deck acts as your staple entertainment space. ? Large kitchen island and flush eating bar, finished in either quartz or granite. ? An intimate dining nook for cozy meals with the family. ? A full walk-through pantry. ? Dedicated mudroom, complete with built-in lockers and front entry closet. ? Second floor laundry room featuring a laundry tub and counter space. ? Spa-like owner's retreat featuring dual vanities, complete with a walk in closet and custom built-ins. ? Unwind in the oversized shower, or take a bath in your soaker tub. 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: **n/a**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







