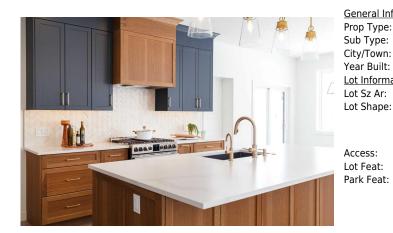


29 SUNVALLEY View, Cochrane T4C 0H4

MLS®#:	A2091359	Area:	Sunset Ridge	Listing Date:	11/05/23	List Price: \$1,300,000
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray



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Shape:				<u>Parking</u> Ttl Park:	6
Sz Ar:	5,333 sqft	Ttl Sqft:	2,275		
Information		Low Sqft:		Style:	2 Storey
r Built:	2023	Abv Sqft:	2,275	Baths:	2.5 (2 1)
/Town:	Cochrane	Finished Floor Area		Beds:	3 (3)
Туре:	Detached			Layout	
o Type:	Residential			196	

Triple Garage Attached

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natura Other	al Gas		Construction: Cement Fiber Board,Wood Frame Flooring: Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete				
Kitchen Appl: Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator								
Int Feat:	S	See Remarks						
Utilities:								
			Room I	nformation				
Room	Le	evel	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>		
Dining Room	Μ	1ain	14`0" x 10`0"	Living Room	Main	15`6" x 13`6"		
Kitchen	M	1ain	13`0" x 15`0"	Library	Main	9`5" x 11`3"		
Pantry	M	1ain	10`0" x 5`0"	Mud Room	Main	10`0" x 9`3"		
2pc Bathroom	M	1ain	0`0" x 0`0"	Bedroom - Primary	Second	12`10" x 13`9"		
Walk-In Closet	t S	econd	6`8" x 9`7"	5pc Ensuite bath	Second	0`0" x 0`0"		
Laundry	S	econd	7`0" x 8`8"	Bedroom	Second	10`0" x 10`6"		
Loft	S	econd	12`11" x 10`9"	Bedroom	Second	10`4" x 10`6"		

4pc Bathroom	Second	0`0" x 0`0"			
		Legal/Tax/Financial			
Title:		Zoning:			
Fee Simple		R-LD			
Legal Desc:	2211829				
		Remarks			
Pub Rmks:	Whether it's an investment property or your forever home, The Paisley's modern and cozy aesthetic will melt your heart and open your eyes to a multitude of possibilities. Built to a (already upgraded) standard level of specifications, this home features quite a few wow factors we just have to mention: ? 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.				
Inclusions:	n/a				
Property Listed By:	ROYAL LEPAGE BENC	δ Γ			

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



























