

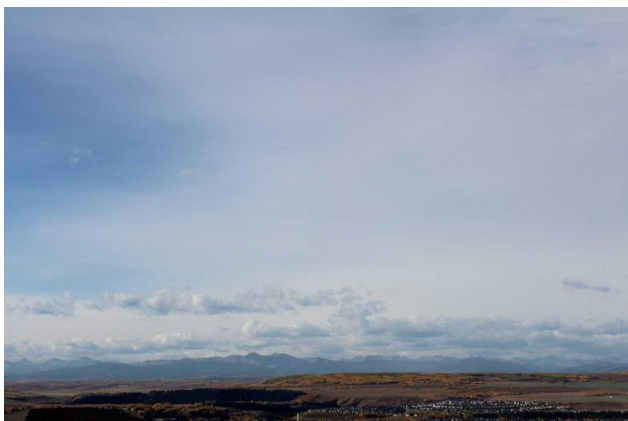


THE A-TEAM

RE/MAX FIRST

76 SUNVALLEY Way, Cochrane T4C0X8

MLS@#: A2173763 Area: Sunset Ridge Listing Date: 10/18/24 List Price: \$1,290,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Cochrane Year Built: 2024 Lot Sz Ar: 1,564 sqft Lot Shape: Access: Back Yard, See Remarks Park Feat: Triple Garage Attached

DOM

64 Layout Beds: 5 (4 1) Baths: 4.5 (4 1) Style: 2 Storey

Parking

Ttl Park: 6 Garage Sz: 3

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Balcony, BBQ gas line Construction: Other Flooring: Carpet, Ceramic Tile, Hardwood, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings Int Feat: Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Den, Dining Room, Mud Room, Bedroom, Laundry, Living Room, Kitchen, Bedroom - Primary, Bonus Room, and Bedroom with their respective levels and dimensions.

**Family Room**  
**2pc Bathroom**  
**5pc Ensuite bath**  
**3pc Bathroom**

**Basement**  
**Main**  
**Second**  
**Basement**

**15`0" x 27`0"**  
**4`8" x 5`10"**  
**7`7" x 11`8"**  
**5`10" x 10`0"**

**Flex Space**  
**4pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Second**  
**Second**

**10`4" x 16`8"**  
**5`0" x 11`2"**  
**6`0" x 10`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211829**

Zoning:  
**RC-1**

Remarks

Pub Rmks:

**Discover the epitome of luxury living in this exquisite estate home, perfectly situated to capture stunning mountain and ravine views. With over 3700 square feet of meticulously designed space, the residence offers an open layout that seamlessly blends elegance and functionality, ideal for both relaxation and entertaining. Step inside and be greeted by a grand entryway that flows into expansive living areas, where large windows bathe the home in natural light and frame the picturesque scenery. The inviting great room features one of two gas fireplaces, creating a warm ambiance for cozy gatherings. The heart of the home is the gourmet kitchen, equipped with stainless steel appliance and abundant counter space is complemented by a separate spice kitchen for your culinary adventures. The expansive island serves as a focal point for family meals and entertaining, making it easy to gather with loved ones. The master bedroom is equipped with a walk in closet fitted with custom shelving, The master ensuite is expansive with dual sinks and make up vanity. Rounding off the master bedroom is a balcony to soak in the mountain and ravine views. Retreat to a developed walk out basement , offering additional living space with a wet bar, perfect for a media room, home gym, or guest room. With direct access to the outdoor space, it's an ideal spot for hosting summer bbqs or enjoying quiet evenings under the stars. The property also includes a spacious 3 car garage , ensuring ample storage for vehicles and recreational gear. Enjoy the comfort of air conditioning throughout the home, making every season enjoyable. Don't miss the opportunity to own this exceptional estate home, were luxury meets tranquility in a breathtaking setting. Schedule your private showing today!**

Inclusions:  
Property Listed By:

**There is a spice kitchen, which includes an additional range hood, dishwasher and gas stove.**  
**URBAN-REALTY.ca**

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