



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**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **1,564 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,725**  
 Low Sqft:  
 Ttl Sqft: **2,725**

DOM

**25**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,See Remarks**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Other**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	10`0" x 11`1"	Living Room	Main	10`11" x 16`6"
Dining Room	Main	9`1" x 9`6"	Kitchen	Main	9`3" x 15`5"
Mud Room	Main	6`5" x 6`10"	Bedroom - Primary	Second	15`1" x 15`1"
Bedroom	Second	10`11" x 11`8"	Bedroom	Second	9`11" x 12`5"
Bedroom	Second	9`10" x 12`1"	Bonus Room	Second	11`6" x 14`4"
Laundry	Second	5`9" x 9`2"	Bedroom	Basement	11`2" x 11`10"

**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**

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





