

20 SUNVALLEY View, Cochrane T4C 0X8

MLS®#: **A2183375** Area: **Sunset Ridge** Listing Date: **12/13/24** List Price: **\$965,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,281**
Lot Information Low Sqft:
 Lot Sz Ar: **3,807 sqft** Ttl Sqft: **2,281**
 Lot Shape:

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Range Hood**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Quartz Counters,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14`1" x 12`0"	Dining Room	Main	11`1" x 13`0"
Kitchen	Main	15`4" x 11`2"	Flex Space	Main	10`0" x 9`5"
2pc Bathroom	Main	0`0" x 0`0"	Pantry	Main	
Mud Room	Main		Bedroom - Primary	Upper	14`7" x 14`4"
5pc Ensuite bath	Upper	8`6" x 10`4"	Bedroom	Upper	11`11" x 10`7"
Bedroom	Upper	11`0" x 10`7"	Bonus Room	Upper	13`2" x 14`6"
Laundry	Upper		4pc Bathroom	Upper	

Family Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

24`5" x 14`0"
10`0" x 7`6"

Bedroom
4pc Bathroom

Basement
Basement

11`6" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR-2

2211829

Remarks

Pub Rmks: **Welcome to your dream home! This brand-new build in Pinnacle Estates at Sunset Ridge offers luxury and functionality, designed to impress. The main floor features stunning HARDWOOD FLOORING, soaring 9' CEILINGS, and 8' DOORS throughout. The chef's kitchen boasts custom FULL-HEIGHT CABINETS, QUARTZ COUNTERTOPS with DOUBLE WATERFALL FEATURES, a 30" gas cooktop, built-in wall oven and microwave, a 36" fridge-freezer, and a 24" dishwasher. A 6" DROP CEILING crowns the ISLAND with a FLUSHED EATING BAR. The WALK-THROUGH PANTRY with MDF SHELVING leads to a MUDROOM with BUILT-IN BENCH and HOOKS, connecting the double attached garage and the OPEN-TO-ABOVE FOYER. Relax in the family room with a BUILT-IN GAS FIREPLACE or work in the FLEX ROOM with BARN DOOR ACCENTS. Step outside to enjoy the LARGE DECK with a gas BBQ HOOKUP, perfect for entertaining. A stylish 2pc bathroom completes this level. Upstairs, a large BONUS ROOM with a TRAY CEILING and FEATURE WALL offer ample space for relaxing or a movie night. Escape to your luxurious master suite with a TRAY CEILING, WALK-IN CLOSET, and spa-like ensuite featuring a DOUBLE VANITY, JETTED TUB, and GLASS-ENCLOSED SHOWER. Two additional bedrooms, a 4pc guest bathroom and a laundry room with a sink and cabinetry including a QUARTZ COUNTERTOP add to the convenience of the upper flooring living space. The FULLY FINISHED basement, including a separate entrance, features 9' CEILINGS, two large bedrooms, a 4pc bathroom, and a family room with a WET BAR, perfect for an evening with friends to watch the game. This stunning home combines modern design, premium finishes, and thoughtful details. Make it yours today!**

Inclusions:
Property Listed By: **All Lighting Fixtures Attached, MDF Shelving in Pantry & Walk-In Closet
eXp Realty**

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







Model Name:
JADE
Style of the home:
WESTERN PRAIRIE

3 Bedrooms & 2.5 Bathrooms on the main and upper floors. Open to above level.
Basement developed with 2 bedrooms & 1 full bathroom. Oak finishing package upgrade with Black & Picketed Concrete hardwoods.
Smart Technology package through BEST2 2024.



20 SUNVALLEY VIEW, COCHRANE **2281 SQ.FT**

BASEMENT: 797 SQ.FT
Developed basement.
Open entrance to the basement.
2 large bedrooms.
1 full bathroom.
Wet bar with bar cabinet.
Approximately 8' ceiling.

MAIN FLOOR: 1066 SQ.FT
Open above level.
Main level 12' ceiling and 8' doors.
Main floor covered in hardwood flooring with hardwood walls.
Customized Crown crown to the ceiling and a walk through pantry with 360° opening.
Kitchen with built in wall oven & microwave, 36" gas cooktop, 36" fridge, 36" sink, 24" dishwasher.
Crown finisher refers to the ceiling and quartz countertops with Double Island 60" barstools.
Hardy wood with 12' doors to the main level.
and 8' drop ceiling over the kitchen island.
Hardy wood with built in gas fireplace.

Main floor two rows with built-in and back bedrooms.
Stable garage door.
Over 200 sq. ft. deck.
Garage is 16' x 20' on the main.
Double air garage.

UPPER FLOOR: 1217 SQ.FT.
3 level of bedrooms, 2 full bathrooms, laundry room, and a whole room on the upper floor.
Primary bedroom with built-in closet and open to 12th ceiling.
Double bedrooms corner with a double window, great view, always with the view, built-in woodwork, and 12' tall glass doors.
Crown in bedroom and open floor corner/bath area.
Hardy wood and drop ceiling on the upper floor.
Crown finisher refers to the ceiling and quartz countertops.
Hardy wood with 12' doors to the main level.
and 8' drop ceiling over the kitchen island.
Hardy wood with built in gas fireplace.

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