



THE
A-TEAM

**RE/MAX
FIRST**

20 SUNVALLEY View, Cochrane T4C 0X8

MLS®#: **A2183375** Area: **Sunset Ridge** Listing Date: **12/13/24** List Price: **\$899,900**
 Status: **Active** County: **Rocky View County** Change: **-\$65k, 08-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,807 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,276**
 Low Sqft:
 Ttl Sqft: **2,276**

DOM

113
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**
 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: Water Source:
 Ext Feat: **BBQ gas line** 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
Living Room	Main	14`0" x 13`4"	Dining Room	Main	11`6" x 10`6"
Kitchen	Main	15`2" x 15`1"	Office	Main	9`11" x 9`5"
2pc Bathroom	Main	5`2" x 5`0"	Foyer	Main	13`6" x 7`4"
Mud Room	Main	11`1" x 6`8"	Bedroom - Primary	Upper	14`6" x 14`4"
5pc Ensuite bath	Upper	10`3" x 8`4"	Bedroom	Upper	10`11" x 10`6"
Bedroom	Upper	11`10" x 10`7"	Bonus Room	Upper	14`6" x 13`2"
Laundry	Upper	10`3" x 5`4"	4pc Bathroom	Upper	10`2" x 4`11"

Game Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

24`5" x 13`11"
9`6" x 7`7"
12`4" x 6`8"

Bedroom
4pc Bathroom
Storage
Legal/Tax/Financial

Basement
Basement
Basement

11`6" x 9`6"
9`4" x 6`9"
9`5" x 3`2"

Title:
Fee Simple
Legal Desc:

2211829

Zoning:
CR-2

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 CABINETRY, 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
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

2 Bedrooms & 2 bathrooms on the main and upper floors. Open to above floor.

Basement developed with 2 bedrooms & full bathroom. Oak finishing package upgrade with Stone & Finished Concrete hardwoods.

Energy Saver package through Extra Value.



20 SUNVALLEY VIEW, COCHRANE
2281 SQ.FT

BASEMENT: 787 SQ.FT

Developed basement.

Concrete entrance to the basement.

2 large bedrooms.

1 full bathroom.

Play for with two closets.

Approximately 9' ceiling.

MAIN FLOOR: 1066 SQ.FT

Open to above floor.

Open floor plan with 2 bedrooms & 2 full baths.

Main floor - open to finished basement with hardwood entry.

Customized kitchen cabinets in the entry, and a walk through pantry with 24" doors.

Hardwood with stone in main and back.

Open kitchen with built-in wall oven & microwave, 36" gas cooking, 36" deep freezer, & 24" Subzero.

Custom kitchen cabinets in the entry and quartz countertops with finished hardwood floors.

1700 sq ft of floor space per unit & also entry over the 1800 sq ft lot.

Entry area with built-in gas fireplace.

UPPER FLOOR: 1217 SQ.FT

2 bedrooms with walk-in closet and wardrobes with 100" sliding doors.

Open 100 sq ft deck.

Deck height is to 80" on the deck.

Double car garage.

UPPER FLOOR: 1217 SQ.FT

A total of 2 bedrooms, 2 full bathrooms, laundry room, and a bonus room on the upper floor.

Primary bedroom to bonus room with tray ceiling.

Primary bedroom with walk-in closet wardrobe with 100" sliding doors.

Double bedroom with a double door, open to deck, open to the back, 100 sq ft closet, 100 sq ft closet.

Custom kitchen cabinets and open floor space for the main floor.

24" doors in the entry to the upper floor.

Hardwood with stone, quartz top, and stone vanity.

Fireplace and deepwood large tile walk.

EXTERIOR:

Hardwood siding on the house.

Stone & Blue.

Basement finished Concrete Driveway.

Shedlow Lodge finished - Stone & Blue.

HomeSpec

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