



THE
A-TEAM

**RE/MAX
FIRST**

24 SUNVALLEY View, Cochrane T4C 0X8

MLS®#: **A2183387** Area: **Sunset Ridge** Listing Date: **12/13/24** List Price: **\$979,000**
 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: **3,885 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,279**
 Low Sqft:
 Ttl Sqft: **2,279**

DOM

71
Layout
 Beds: **4 (3 1)**
 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**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet,Hardwood**
 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),Vaulted 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	Basement	24`5" x 13`5"	Bedroom	Basement	11`6" x 9`9"
Bedroom	Basement	10`0" x 7`7"	4pc Bathroom	Basement	
Furnace/Utility Room	Basement				

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **CR-2**
 Legal Desc: **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 CABINETRY, QUARTZ COUNTERTOPS with DOUBLE WATERFALL FEATURES, a 30" gas cooktop, built-in wall oven and microwave, a 36" fridge-freezer, and a dishwasher. A 6" DROP CEILING crowns the ISLAND with a FLUSHED EATING BAR. The WALK-THROUGH PANTRY with MDF SHELIVING leads to the OPEN-TO-ABOVE FOYER, connecting to both the double attached garage and the MUDROOM with BUILT-IN BENCH and HOOKS. 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 VAULTED CEILING offers 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 add to the convenience of the upper flooring living space. The FULLY FINISHED basement, including a separate entrance, feature 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: **All Lighting Fixtures Attached, MDF Shelving in Pantry and Walk-In Closet**
 Property Listed By: **eXp Realty**

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



GREEN CEDAR HOMES

Model Name:
JADE
 Style of the home:
MODERN FARMHOUSE

3 bedrooms 2.5 bathrooms on the main and upper floors.
 Open to above foyer.
 Basement developed into 2 bedrooms & 1 full bathroom.
 Oak flooring package upgrade with black & chrome hardware throughout home.
 Ample lighting package through entire home.

24 SUNVALLEY VIEW, COCHRANE 2273 SQ.FT

BASEMENT: 775 SQ.FT
 Separated entrance.
 2 large bedrooms.
 1 full bathroom.
 Wet bar with glass cabinets.
 Appliances & lighting.

MAIN FLOOR: 1000 SQ.FT
 Open to above floor.
 Main floor 9' ceilings and 8' doors.
 Main floor: Hardwood flooring with hand-rubbed wax.
 Oak flooring package with 400' of lighting.
 Main floor: 10' high beams & brackets.
 Open to above floor.
 Custom shower cabinets and granite countertops with Double Diamond® hardware.
 Kitchen island.
 Entry area with built-in gas fireplace.
 Main floor foyer with built-in and black hardware.

Sliding glass door.
 Back 100 sq. ft. deck.
 Deck height is 10' to 10.5' on the deck.
 Double car garage.

UPPER FLOOR: 1217 SQ.FT
 A total of 3 bedrooms, 2 bathrooms, laundry room, and a bonus room on the upper floor.
 Primary bedroom with tray ceiling.
 Primary bedroom with walk-in closet, upgrade with 400' of lighting.
 Upgrade bedroom room with built-in bookshelves, dresser with 2 drawers, and open floor construction areas.
 400' of lighting and closets on the upper floor.
 Laundry room with built-in iron cabinet.
 Bonus room with wood ceiling.

EXTERIOR
 This concept refers to the home.
 Smooth finish.
 Back yard, deck, stone fireplace.

Home Spec

greencedarhomes.ca | info@gcghomes.ca | 403.230.8500