



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 SUNVALLEY View, Cochrane T4C 0X8**

MLS®#: **A2183387**

Area: **Sunset Ridge**

Listing Date: **12/13/24**

List Price: **\$899,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$79k, 08-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,885 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,279**

Low Sqft:

Ttl Sqft: **2,279**

DOM

**124**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 15`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`1" x 6`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`3" x 8`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 10`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 13`3"</b>
<b>Office</b>	<b>Main</b>	<b>9`11" x 9`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`6" x 7`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`6" x 14`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 10`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`6" x 13`2"</b>

Laundry  
Game Room  
Storage  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

10`3" x 5`5"  
24`5" x 12`6"  
9`5" x 3`2"  
12`3" x 6`9"

4pc Bathroom  
Bedroom  
4pc Bathroom

Upper  
Basement  
Basement

10`3" x 4`11"  
11`6" x 10`11"  
8`8" x 6`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 CABINETS, 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 SHELVING 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**



