



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: **2,273**
 Low Sqft:
 Ttl Sqft: **2,273**

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: **Poured Concrete**
 Fnd/Bsmt:
 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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
Family Room
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

24`5" x 13`5"
10`0" x 7`7"

4pc Bathroom
Bedroom
4pc Bathroom

Upper
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 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 SHELVEING 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:
Property Listed By:

**All Lighting Fixtures Attached, MDF Shelving in Pantry and Walk-In Closet
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 Bathrooms on the main and upper floors.
Open to above stairs.
Basement developed with 2 bedrooms & 1 full bathroom.
Oak Finishing package upgrade with Mohr & O'Brien Hardware throughout home.
Ample lighting package through entire home.



24 SUNVALLEY VIEW, COCHRANE 2273 SQ.FT

BASEMENT: 775 SQ.FT
Developed basement.
Open entrance to the basement.
2 large bedrooms.
1 full bathroom.
Wet bar with base cabinet.
Approximate F- rating.

MAIN FLOOR: 1056 SQ.FT
Open above main.
Main level 10' ceiling and 8' doors.
Main floor finished floors with hardwood treads.
Walk through pantry with MDF shelving.
Bathroom with built-in bench and vanity.
Open kitchen with built-in oven, dishwasher, 30" gas cooktop, 36" fridge freezer, 6 drawers.
Cabinet below island and quartz countertops with Double Wooded Travertine.
Kitchen island with finished ceiling bar and 6" drop ceiling over the island.
Family area with built-in gas fireplace.
Main floor area with base floor and Black hardware.

Sticky paper doors.
Over 150 sq. ft. of oak.
Oak range to 180" on the deck.
Double garage.

UPPER FLOOR: 1277 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 complete with MDF shelving.
Guest bedroom with walk-in closet, closet, and 5' x 6' glass door.
Guest bedroom with open floor connected to main area.
MDF shelving on all closets on the upper floor.
Handy room with oak and base cabinet.
Handy room with walk-in closet.

EXTENSIVE
Floor overall ceiling on the house.
Hardwood floors.
Rustic Colby Double-paned windows.

Home Spec

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