# \$799,000 - 24 Sunvalley View, Cochrane

MLS® #A2266493

### \$799,000

5 Bedroom, 4.00 Bathroom, 2,274 sqft Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to a home where style meets substance in perfect harmony. This brand-new residence in Pinnacle Estates at Sunset Ridge offers a masterful blend of luxury, functionality, and thoughtful designâ€"crafted to elevate your everyday living.

On the main floor, you're welcomed by rich hardwood flooring, soaring 9' ceilings, and 8' doors that add to the home's sense of scale and sophistication. At the heart of the home, the chef-inspired kitchen showcases custom cabinetry, quartz countertops with double waterfall edges, and a full suite of premium appliances including a 30― gas cooktop, built-in wall oven and microwave, 36― fridge-freezer, and a dishwasher. A 6― drop ceiling defines the island with a flushed eating bar, making it both a design focal point and a hub for gathering.

The walk-through pantry with MDF shelving flows seamlessly into the open-to-above foyer, with direct access to the double attached garage and a smartly designed mudroom complete with built-in bench and hooks.

The family room, anchored by a custom gas fireplace, invites comfort and conversation, while a versatile flex room with barn door accents offers the perfect space for a home office, playroom, or creative studio. Outside, a spacious deck with gas BBQ hookup sets the scene for effortless entertaining.







Upstairs, a vaulted ceiling in the bonus room enhances the spacious feel, creating a cozy yet dramatic space for relaxing or hosting movie nights. The primary suite is your private escapeâ€"complete with a tray ceiling, walk-in closet, and a spa-like ensuite featuring a double vanity, jetted soaker tub, and a glass-enclosed shower.

Two additional bedrooms share a well-appointed 4-piece bathroom, while a dedicated laundry room with sink and cabinetry adds everyday convenience.

The fully finished basement is designed with versatility in mind. With a separate side entrance, 9' ceilings, two large bedrooms, a 4-piece bathroom, and a family room with wet bar, it's the ideal setup for multigenerational living, guests, or game-day entertaining.

Every inch of this home has been crafted with attention to detail, blending modern aesthetics with purposeful design. If you're seeking elevated living in one of Cochrane's most desirable communitiesâ€"this is the one.

#### Built in 2024

#### **Essential Information**

 MLS® #
 A2266493

 Price
 \$799,000

 Bedrooms
 5

 Bathrooms
 4.00

 Full Baths
 3

 Half Baths
 1

Square Footage 2,274
Acres 0.09
Year Built 2024

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 24 Sunvalley View

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0X8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s),

Wet Bar, Jetted Tub, Tray Ceiling(s)

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop,

Microwave, Range Hood

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

#### **Exterior**

Exterior Features BBQ gas line
Lot Description Back Yard

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 23rd, 2025

Days on Market 7

Zoning R-LD

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.