



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1 Sunvalley View Cochrane, Alberta

MLS # A2214488



\$954,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: all window coverings, garage door remote, suite appliances

Looking for room to grow and a smart investment? This beautifully upgraded home in the Pinnacle Estates of Sunset Ridge offers the perfect solution for upsizing families and savvy investors alike. Backing onto open fields with no rear neighbors, this property features a fully finished walkout basement with a legal suite, providing valuable rental income or the ideal space for extended family. Inside, you'll find a bright, open-concept main floor designed for modern family living. Large windows capture the sweeping views, while high-end finishes and thoughtful upgrades create a warm, stylish atmosphere. The spacious kitchen, generous living areas, and manicured yard give your growing family the comfort and flexibility they need. The entry greets you with a curved staircase and a home office which allows for privacy for anyone that works from home. The bright and beautiful kitchen will inspire the inner chef in you to create mealtimes to remember as you enjoy your dinners with the expansive views to the east. The pot drawers, open shelving, walkthrough pantry and abundant counter space make this a perfect kitchen. The large back deck is thoughtfully designed with glass railings to ensure you get the best views of the open fields beyond. The upper level features three large bedrooms including a primary suite with feature wall, walk-in closet, and ensuite upgrades with dual sinks, separate shower, free standing tub, and gorgeous barn door. You'll also enjoy the large laundry room and sunken bonus room with mountain views on this level. The legal walkout suite has its own private entrance, stunning custom kitchen, large pantry, separate laundry, bedroom, full bathroom and extra living space – perfect for a tenant, in-laws, or a live-in nanny. Whether you're looking to offset your mortgage or create a multi-generational home, this setup offers

endless potential. Enjoy the large backyard that opens directly to peaceful fields — perfect for kids, pets, or quiet evenings around the fire. The design and practicality of this yard creates many options for everyone living in the home. The attached triple garage provides ample room for vehicles, storage, and all your family gear. The upgraded exposed aggregate gives that extra touch of class that welcomes you home. Additional upgrades include dual furnaces, water filter system, hot water on demand and insulated subfloor. This is more than just a home — it's a lifestyle upgrade with built-in value. Don't miss your chance to secure space, income potential, and long-term comfort — book your private showing today!