



GRASSROOTS
REALTY GROUP

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

28 Sunvalley View Cochrane, Alberta

MLS # A2221460



\$1,099,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,288 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the Pinnacle! Located in the Estates of Sunset Ridge, this 2 storey corner lot will surely impress. Introducing the MIA model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. With over 3100sq/ft of developed living space, there is room for the whole family. A beautiful front porch greets you. Step inside and notice the impeccable design & finishes. Open floor concept with living room & kitchen complete w s/s appliance, quartz counter and custom cabinetry. A little office nook is convenient! Upstairs you'll find 3 bedrooms- including a gorgeous primary suite complete w 5pcs ensuite. A generous bonus room is central and upstairs laundry completes the space. Lower level is finished with a rec/games room, 4th bedroom and 4pcs bath. A spacious corner lot is pleasant, taking in the incredible views around. A new beautiful path systems surrounds the community - nature out your doorsteps. Book your showing today!