



GRASSROOTS
REALTY GROUP

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20 Sunvalley View
Cochrane, Alberta

MLS # A2253377



\$799,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,275 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Step inside a home where elevated design meets everyday functionality—welcome to Pinnacle Estates at Sunset Ridge, where luxury living has been thoughtfully reimagined. From the moment you enter, this brand-new residence makes a bold, architectural statement. Rich hardwood flooring underfoot and 9-foot ceilings paired with 8-foot doors create a sense of airy grandeur, setting the stage for an effortlessly elegant lifestyle. The foyer, dramatically open to above, offers a striking first impression, seamlessly connecting to a mudroom accented by built-in bench seating and tailored storage solutions—both practical and beautiful. In the heart of the home, the chef’s kitchen is a triumph of modern design. Custom full-height cabinetry, double waterfall quartz countertops, and a dramatic 6" drop ceiling over a sleek island with flushed eating bar define the space with clean lines and visual depth. Premium appliances—a 30" gas cooktop, built-in wall oven and microwave, 36" fridge-freezer, and 24" dishwasher—combine professional-grade performance with minimalist aesthetics. A discreet walk-through pantry with MDF shelving ensures the kitchen’s clutter-free elegance remains untouched. Just beyond, the family room invites warm conversation and quiet evenings alike, with a built-in gas fireplace that anchors the space in comfort. A versatile flex room—enhanced by barn door accents—offers the perfect creative escape or stylish home office. Step outside onto a spacious deck, complete with gas BBQ hookup, where al fresco entertaining becomes effortless. Upstairs, the mood shifts to relaxation. A bonus room with tray ceiling and feature wall provides a cozy retreat for movie nights or quiet lounging. The primary suite is a private sanctuary: adorned with a tray ceiling,

it flows into a custom walk-in closet and a spa-like ensuite featuring a double vanity, jetted tub, and glass-enclosed shower—a haven of tranquility after a long day. Two additional bedrooms and a chic 4-piece bath share the upper level, while a dedicated laundry room with sink, cabinetry, and quartz counters speaks to refined practicality. The fully finished lower level adds even more versatility, with a separate entrance, 9' ceilings, two spacious bedrooms, a 4-piece bathroom, and a family room with wet bar—ideal for entertaining, hosting guests, or creating the ultimate game-day lounge. This is more than a home—it's a curated lifestyle. Where meticulous craftsmanship meets thoughtful design, and where every square foot tells a story of modern elegance