



GRASSROOTS
REALTY GROUP

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21 Sunvalley View Cochrane, Alberta

MLS # A2274587



\$1,349,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,402 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Welcome to a truly exceptional Modern Beach House–inspired luxury residence, perfectly situated on a large pie-shaped lot and backing refined design with resort-style living. Featuring a triple car garage, expansive outdoor spaces, and a fully developed basement, this home is thoughtfully crafted for elevated family living and entertaining. The main level makes an immediate impression with its open-to-above family room, soaring ceilings, and abundant natural light. Designed with 9-foot ceilings and 8-foot doors, this floor includes a main-floor bedroom and full bathroom, ideal for guests or multigenerational living. The chef’s kitchen is a showpiece, equipped with custom cabinetry, quartz countertops, built-in wall oven and microwave, gas cooktop, oversized fridge/freezer, and dishwasher. A spice kitchen with pantry enhances functionality, while a custom island with a flush eating bar and architectural ceiling detail anchors the space. A separate dining area features a designer accent wall and custom ceiling treatment, while the living area is warmed by a built-in gas fireplace. Practical touches include custom mudroom cabinetry with bench seating and MDF shelving throughout all main-floor closets. Step outside to an expansive deck, perfect for outdoor entertaining. The upper level is designed for comfort and connection, offering four bedrooms, three full bathrooms, a dedicated laundry room, and a spacious bonus room overlooking the open-to-below living area. The bonus room features tray ceilings and custom media built-ins, creating an ideal family lounge. Secondary bedrooms are connected by a Jack & Jill bathroom, while the primary retreat is a true sanctuary—complete with

tray ceiling, private balcony with glass railing, and oversized patio doors. The spa-inspired ensuite includes a double vanity, freestanding soaker tub, steam shower with full tile surround and glass doors, heated floors, and a striking two-sided fireplace, paired with a custom walk-in closet featuring MDF shelving. The fully developed basement expands the home's versatility with two large bedrooms, a full bathroom, a theatre room, a home gym, wet bar, and generous storage, all complemented by approximately 9-foot ceilings—perfect for entertaining, guests, or extended family living. The exterior showcases a sophisticated blend of Hardie Board board-and-batten detailing, stone masonry, upgraded front entry, and LED lighting, enhancing curb appeal from every angle. Multiple outdoor living spaces—including a covered deck and balcony with glass railings—complete this resort-inspired design. **Bold. Refined. Unforgettable.** This home delivers architectural presence, luxury finishes, and thoughtful design—setting a new standard for modern living.