



GRASSROOTS
REALTY GROUP

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48 Sunvalley View Cochrane, Alberta

MLS # A2274632



\$1,199,999

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,031 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	5
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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, Quartz Counters, Separate Entrance, 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. An exceptional opportunity to own a custom-built luxury home on a large pie-shaped lot, thoughtfully designed with premium finishes, expansive living spaces, and meticulous attention to detail across all three levels. The main floor welcomes you with an impressive open-to-above family area, creating a grand sense of space and natural light. Designed with 9-foot ceilings and 8-foot doors, this level features a main-floor bedroom and full bathroom, ideal for guests or multigenerational living. The chef-inspired kitchen is equipped with custom cabinetry, quartz countertops, built-in appliances, and a fully equipped spice kitchen with pantry. Practical touches include MDF shelving throughout all main-floor closets, a functional mudroom with built-in bench, and seamless access to a spacious deck, perfect for outdoor entertaining. A triple attached garage completes this level. The upper floor offers a well-balanced family layout with four bedrooms, three bathrooms, a dedicated laundry room, and a generous bonus room. The bonus room features a tray ceiling, mirrored in the primary bedroom, adding architectural elegance. Secondary bedrooms are connected by a Jack & Jill bathroom, while the primary suite serves as a private retreat with a walk-in closet and a luxurious ensuite featuring double vanities, a jetted tub with tiled deck, a fully tiled shower with tile base and surround, and glass doors. Bedrooms and common areas are finished with carpet, and MDF shelving is included in all upper-floor closets. The fully developed basement expands the home's versatility, offering two additional bedrooms, a full bathroom, a wet bar, and a dedicated storage room, along with approximately 9-foot

ceilings, making it ideal for entertaining, guests, or extended family living. The exterior showcases a striking combination of Hardie Board and smooth panel finishes, accented with LED pot lighting for a refined, modern curb appeal. This home delivers space, luxury, and thoughtful design at every turn—perfectly suited for families seeking upscale living with room to grow.