



**80 Sunvalley View  
Cochrane, Alberta**

**MLS # A2090191**



**\$1,000,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

The Payton is a home to be reckoned with. Building to an already upgraded level of standard specifications is only half the fun. This designer home features the following: ? 9 foot high ceilings leave your main floor feeling open, and airy. ? A beautiful main floor study that is the perfect work from home space. ? Second floor bonus room for additional space. ? Oversized windows to maximize natural light. ? A large deck acts as your staple entertainment space. ? Large kitchen island and flush eating bar, finished in either quartz or granite. ? An intimate dining nook for cozy meals with the family. ? A full walk-through pantry. ? Dedicated mudroom, complete with built-in lockers and front entry closet. ? Second floor laundry room featuring a laundry tub and counter space. ? Spa-like owner's retreat featuring dual vanities, complete with a walk in closet and custom built-ins. ? Unwind in the oversized shower, or take a bath in your soaker tub.