



**60 Sunvalley View
Cochrane, Alberta**

MLS # A2091248

\$1,100,000



Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: n/a

Combining the Priscilla’s modern aesthetic with the most breathtaking mountain views equal an unparalleled living experience. Plus, it’ll be easy to relax knowing this home is built to a standard that most builders already consider upgraded. Let’s break it down: ? 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. When selecting the perfect community to build one-of-a-kind homes, many factors are taken into consideration. With stunning Rocky Mountain views and the infinite Alberta blue sky, we knew at first glance the Pinnacle Estates at Sunset Ridge is more than worthy of housing our designer homes. Nestled on a ridge overlooking the picturesque town of Cochrane, this community (currently in-development) offers plenty of walking trails, green space, and nearby K-12 schools.