



GRASSROOTS
REALTY GROUP

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20 Sunvalley View
Cochrane, Alberta

MLS # A2183375



\$875,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 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:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	CR-2
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:	All Lighting Fixtures Attached		

Welcome to your dream home! This brand-new build in Pinnacle Estates at Sunset Ridge offers luxury and functionality, designed to impress. The main floor features stunning **HARDWOOD FLOORING**, soaring **9' CEILINGS**, and **8' DOORS** throughout. The chef's kitchen boasts custom **FULL-HEIGHT CABINETRY**, **QUARTZ COUNTERTOPS** with **DOUBLE WATERFALL FEATURES**, a 30" gas cooktop, built-in wall oven and microwave, a 36" fridge-freezer, and a 24" dishwasher. A 6" **DROP CEILING** crowns the **ISLAND** with a **FLUSHED EATING BAR**. The **WALK-THROUGH PANTRY** with **MDF SHELVING** leads to a **MUDROOM** with **BUILT-IN BENCH** and **HOOKS**, connecting the double attached garage and the **OPEN-TO-ABOVE FOYER**. Relax in the family room with a **BUILT-IN GAS FIREPLACE** or work in the **FLEX ROOM** with **BARN DOOR ACCENTS**. Step outside to enjoy the **LARGE DECK** with a **gas BBQ HOOKUP**, perfect for entertaining. A stylish 2pc bathroom completes this level. Upstairs, a large **BONUS ROOM** with a **TRAY CEILING** and **FEATURE WALL** offer ample space for relaxing or a movie night. Escape to your luxurious master suite with a **TRAY CEILING**, **WALK-IN CLOSET**, and spa-like ensuite featuring a **DOUBLE VANITY**, **JETTED TUB**, and **GLASS-ENCLOSED SHOWER**. Two additional bedrooms, a 4pc guest bathroom and a laundry room with a sink and cabinetry including a **QUARTZ COUNTERTOP** add to the convenience of the upper flooring living space. The **FULLY FINISHED** basement, including a separate entrance, features **9' CEILINGS**, two large bedrooms, a 4pc bathroom, and a family room with a **WET BAR**, perfect for an evening with friends to watch the game. This stunning home combines modern design, premium finishes, and thoughtful details. Make it yours today!

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