

# \$849,000 - 24 Sunvalley View, Cochrane

MLS® #A2240534

**\$849,000**

5 Bedroom, 4.00 Bathroom, 2,274 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to a home where style meets substance in perfect harmony. This brand-new residence in Pinnacle Estates at Sunset Ridge offers a masterful blend of luxury, functionality, and thoughtful design—crafted to elevate your everyday living.

On the main floor, you™re welcomed by rich hardwood flooring, soaring 9™ ceilings, and 8™ doors that add to the home™s sense of scale and sophistication. At the heart of the home, the chef-inspired kitchen showcases custom cabinetry, quartz countertops with double waterfall edges, and a full suite of premium appliances including a 30• gas cooktop, built-in wall oven and microwave, 36• fridge-freezer, and a dishwasher. A 6• drop ceiling defines the island with a flushed eating bar, making it both a design focal point and a hub for gathering.

The walk-through pantry with MDF shelving flows seamlessly into the open-to-above foyer, with direct access to the double attached garage and a smartly designed mudroom complete with built-in bench and hooks.

The family room, anchored by a custom gas fireplace, invites comfort and conversation, while a versatile flex room with barn door accents offers the perfect space for a home office, playroom, or creative studio. Outside, a spacious deck with gas BBQ hookup sets the scene for effortless entertaining.



Upstairs, a vaulted ceiling in the bonus room enhances the spacious feel, creating a cozy yet dramatic space for relaxing or hosting movie nights. The primary suite is your private escape—complete with a tray ceiling, walk-in closet, and a spa-like ensuite featuring a double vanity, jetted soaker tub, and a glass-enclosed shower.

Two additional bedrooms share a well-appointed 4-piece bathroom, while a dedicated laundry room with sink and cabinetry adds everyday convenience.

The fully finished basement is designed with versatility in mind. With a separate side entrance, 9' ceilings, two large bedrooms, a 4-piece bathroom, and a family room with wet bar, it's the ideal setup for multigenerational living, guests, or game-day entertaining.

Every inch of this home has been crafted with attention to detail, blending modern aesthetics with purposeful design. If you're seeking elevated living in one of Cochrane’s most desirable communities—this is the one.

Built in 2024

**Essential Information**

MLS® #	A2240534
Price	\$849,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,274
Acres	0.09
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	24 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
-------------	-----------------

Days on Market 6  
Zoning R-LD

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.