

# \$799,900 - 20 Sunvalley View, Cochrane

MLS® #A2253377

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,275 sqft  
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Step inside a home where elevated design meets everyday functionality—welcome to Pinnacle Estates at Sunset Ridge, where luxury living has been thoughtfully reimagined.

From the moment you enter, this brand-new residence makes a bold, architectural statement. Rich hardwood flooring underfoot and 9-foot ceilings paired with 8-foot doors create a sense of airy grandeur, setting the stage for an effortlessly elegant lifestyle. The foyer, dramatically open to above, offers a striking first impression, seamlessly connecting to a mudroom accented by built-in bench seating and tailored storage solutions—both practical and beautiful.

In the heart of the home, the chef's™ kitchen is a triumph of modern design. Custom full-height cabinetry, double waterfall quartz countertops, and a dramatic 6" drop ceiling over a sleek island with flushed eating bar define the space with clean lines and visual depth. Premium appliances—a 30" gas cooktop, built-in wall oven and microwave, 36" fridge-freezer, and 24" dishwasher—combine professional-grade performance with minimalist aesthetics. A discreet walk-through pantry with MDF shelving ensures the kitchen's™ clutter-free elegance remains untouched.

Just beyond, the family room invites warm conversation and quiet evenings alike, with a



built-in gas fireplace that anchors the space in comfort. A versatile flex room—enhanced by barn door accents—offers the perfect creative escape or stylish home office. Step outside onto a spacious deck, complete with gas BBQ hookup, where al fresco entertaining becomes effortless.

Upstairs, the mood shifts to relaxation. A bonus room with tray ceiling and feature wall provides a cozy retreat for movie nights or quiet lounging. The primary suite is a private sanctuary: adorned with a tray ceiling, it flows into a custom walk-in closet and a spa-like ensuite featuring a double vanity, jetted tub, and glass-enclosed shower—a haven of tranquility after a long day. Two additional bedrooms and a chic 4-piece bath share the upper level, while a dedicated laundry room with sink, cabinetry, and quartz counters speaks to refined practicality.

The fully finished lower level adds even more versatility, with a separate entrance, 9' ceilings, two spacious bedrooms, a 4-piece bathroom, and a family room with wet bar—ideal for entertaining, hosting guests, or creating the ultimate game-day lounge.

This is more than a home—it's a curated lifestyle. Where meticulous craftsmanship meets thoughtful design, and where every square foot tells a story of modern elegance

Built in 2024

Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2253377  |
| Price      | \$799,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,275       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 20 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, Walk-In Closet(s), Wet Bar, Tray Ceiling(s) |
| 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          | Exterior Entry, Finished, Full, Walk-Up To Grade                                                                                                                 |

### 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    | September 4th, 2025 |
| Days on Market | 17                  |
| Zoning         | R-LD                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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