

# \$849,000 - 20 Sunvalley View, Cochrane

MLS® #A2240523

**\$849,000**

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® #	A2240523
Price	\$849,000
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	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
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