



GRASSROOTS
REALTY GROUP

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**28 Sunvalley View
Cochrane, Alberta**

MLS # A2295678



\$1,029,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,276 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Welcome to 28 Sunvalley View, an exceptional luxury residence by Aspen Creek Designer Homes, thoughtfully designed to offer 2,350 sq. ft. of beautifully developed living space across four refined levels. This sophisticated home blends architectural elegance with everyday comfort, featuring 4 bedrooms, a fully finished lower level, and 3.5 bathrooms, all set within one of Cochrane's most desirable communities. The staggered split design creates distinct yet connected living zones, enhancing both privacy and flow. The main living level presents an open-concept kitchen, dining area, and great room filled with natural light from expansive Energy Star rated Low-E windows. Quartz countertops, custom painted MDF cabinetry with soft-close doors and drawers, a full-height tile backsplash, and a Blanco Horizon sink paired with a Delta Trinsic faucet create a kitchen that is both functional and visually refined. Luxury vinyl plank flooring, 11 LED pot lights, and a contemporary Napoleon Element fireplace add warmth and modern character throughout the main living spaces. A dedicated entry level enhances everyday organization with a welcoming foyer, convenient powder room, and thoughtfully designed mudroom with direct access to the attached garage. Engineered framing systems and reinforced concrete foundation walls provide structural confidence, while 9' ceilings on the main level and 8' interior doors contribute to the home's sense of openness and architectural presence. The upper levels are designed for comfort and flexibility, anchored by a spacious primary suite featuring a walk-in closet and a beautifully finished ensuite complete with a freestanding Maax Delsia soaker tub and full-height tile shower. Additional bedrooms, a full bathroom, upper laundry area, and a versatile central bonus room provide adaptable space for family

living, work, or relaxation. Soft carpeting with quality underlay enhances comfort and quiet throughout the private living quarters. The fully finished lower level expands the home's functionality with a generous rumpus room, additional bedroom, and full bathroom, creating an ideal setting for guests, teenagers, or a private office. 96% high-efficiency two-stage furnace, smart Wi-Fi thermostats, and HRV ventilation contribute to year-round comfort and energy efficiency. Exterior finishes include James Hardie fibre cement siding or acrylic stucco with SmartTrim accents, architectural shingles, aluminum soffits, and a CUSTOM COVERED DECK AND VERANDA. Sunset Ridge offers a lifestyle defined by scenic beauty, community connection, and everyday convenience. Residents enjoy expansive Rocky Mountain views, over five kilometres of walking and cycling pathways, nearby parks, playgrounds, and access to schools and amenities, all while remaining within easy reach of Calgary. Experience the balance of nature and modern living in one