



**GRASSROOTS**

REALTY GROUP

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**68 Sunvalley Way  
Cochrane, Alberta**

**MLS # A2298599**



**\$1,279,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,635 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, See Remarks, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Cement Fiber Board	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SATURDAY APRIL 11 11-3. Welcome to a home that perfectly balances elevated design, everyday functionality, and an unbeatable lifestyle. This stunning 2600+ sq ft, 2-storey, walkout home in quaint town of Cochrane is crafted for the modern professional family seeking both connection and escape - just a short drive to downtown Calgary and equally close to the mountains. From the moment you enter, you're greeted by soaring ceilings and a dramatic open to above living space that fills the home with natural light. Expansive windows frame breathtaking ravine and mountain views, creating a sense of calm and privacy that's hard to find. Thoughtfully designed coffered ceilings and carefully selected lighting fixtures add warm and architectural interest, while abundant recessed lighting ensures the home feel bright at any time of day. At the heart of the home is a beautifully designed white oak kitchen that blends timeless style with everyday practicality. Perfect for both entertaining and busy family life, it flows seamlessly into the main living areas and out onto 1 of 3 private balconies - ideal for morning coffee, evening wine, or simply taking in the view. Upstairs the primary retreat offers a true spa experience, complete with a luxurious ensuite featuring a walk in shower, free standing soaker tub, and in floor heating for added comfort. Every closet throughout the home has been customized with built-in shelving, ensuring effortless organization. Even the laundry room has been elevated into a space you'll genuinely enjoy spending time in. The fully developed walkout basement adds exceptional versatility, featuring 2 additional bedrooms, a spacious living area with a cozy fireplace, and a stylish wet bar-perfect for hosting guests, accommodating a growing family, or creating a private retreat. With direct outdoor access, this level seamlessly extends your living space

while maintaining the same thoughtful design found throughout the home. This is more than just a house - it's a lifestyle. A place where you can work, relax, and recharge, all while staying connected to the city and steps away from nature. You must book your private viewing today!