



GRASSROOTS

REALTY GROUP

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**28 Sunvalley View
Cochrane, Alberta**

MLS # A2318423



\$949,900

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: Window Coverings

****LIMITED TIME OFFER, SELLER WILL PAY THE MORTGAGE FOR A YEAR**** Welcome to 28 Sunvalley View, an exceptional home by an award-winning builder offering over 2,800 sq. ft. of professionally developed living space across four thoughtfully designed levels. Perfectly positioned on a bright corner lot in desirable Pinnacle Estates, this beautifully appointed home combines premium finishes, custom built-ins, and an unbeatable family-friendly location just a stone's throw from the K-8 school. The inviting wrap-around front veranda creates stunning curb appeal, complemented by durable James Hardie siding, professional landscaping, a double attached garage, and integrated Gemstone exterior lighting for year-round convenience and enjoyment. Inside, oversized windows flood the home with natural light, enhanced by full window coverings throughout, showcasing the chef-inspired kitchen featuring quartz countertops, custom white oak and MDF cabinetry, full-height tile backsplash, upgraded appliances including a gas range, and a large central island designed for gathering and entertaining. Thoughtful touches throughout include custom closet shelving, a built-in mudroom bench, pocket office, and premium Hydromax water-resistant flooring extending throughout the main level, staircase, and primary bedroom. The upper level offers a spacious bonus room, convenient laundry, and a luxurious primary retreat complete with a walk-in closet and spa-inspired ensuite featuring a freestanding soaker tub and oversized tiled shower. Additional bedrooms and a full bath provide plenty of space for family living. The fully developed basement expands your living space with a recreation room, fourth bedroom, and full bathroom—ideal for guests, teens, or multi-generational living. Located in the sought-after community of Sunset Ridge, you'll enjoy

Rocky Mountain views, extensive pathways, parks, playgrounds, and convenient access to everyday amenities while maintaining an easy commute to Calgary. Combining exceptional craftsmanship, thoughtful upgrades, and a location that allows the kids to walk to school in minutes, this is a rare opportunity to own a meticulously upgraded home in one of Cochrane's most desirable family communities.