



75 Sunvalley Way
Cochrane, Alberta

MLS # A2324347



\$799,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning 2,200+ sq. ft. home in the sought-after Pinnacle at Sunset Ridge in Cochrane, where contemporary design meets breathtaking natural surroundings. Ideally located just 45 minutes from the Rocky Mountains and 30 minutes from downtown Calgary, this exceptional property offers the perfect balance of peaceful retreat and urban convenience, with picturesque ravine and mountain views enhancing the setting. Thoughtfully designed with a timeless neutral palette and expansive windows that flood the home with natural light, the open-concept main floor features a warm and inviting great room anchored by a cozy fireplace, seamlessly connecting to a spacious dining area and a chef-inspired kitchen. Beautiful white oak cabinetry with under-cabinet lighting, a large quartz island perfect for entertaining, premium KitchenAid stainless steel appliances including a gas cooktop, built-in wall oven and microwave, and a stylish Blanco granite sink combine functionality with sophisticated design. Upstairs, a central bonus room opens onto a private balcony where sweeping ravine and mountain vistas can be enjoyed year-round. The tranquil primary suite showcases a feature accent wall and decorative barn door leading to a luxurious five-piece ensuite complete with a freestanding soaker tub, glass-enclosed shower, dual vanities, and a spacious walk-in closet with custom built-in shelving. The upper level also offers a convenient laundry room with washer and dryer, built-in sink, and additional cabinetry, along with two generously sized secondary bedrooms designed for comfort and versatility. Thoughtful touches throughout include a welcoming front entry with a built-in bench, a functional mudroom with organized shoe storage and coat hooks, and front and rear balconies that capture spectacular 360-degree views. Additional highlights include central air

conditioning, window coverings, a gas line to the garage, a separate side entrance, and a large rear deck with a BBQ gas hookup, creating the perfect space for outdoor entertaining. Ideally situated near scenic walking paths, schools, shopping, and restaurants, this beautifully crafted residence combines modern luxury, exceptional finishes, and the serenity of mountain living, making it an extraordinary place to call home. Call today to arrange your private showing.