

**17 Sunvalley View  
Cochrane, Alberta**

**MLS # A2274613**



**\$1,290,000**

**Division:** Sunset Ridge

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 3,044 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 4 **Baths:** 4

**Garage:** Driveway, Triple Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Yard, Rectangular Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

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

**Inclusions:** N/A

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Introducing a striking new luxury residence designed for elevated family living, featuring a triple car garage, a full-width rear deck, and a fully developed walk-out basement—all finished with premium craftsmanship and modern elegance. The main level makes an immediate statement with a dramatic open-to-above family room, creating a bright, airy atmosphere ideal for both everyday living and entertaining. Designed with 9-foot ceilings and 8-foot doors, this floor includes a main-floor bedroom and full bathroom, perfect for guests or multigenerational living. The custom kitchen is a true showpiece, featuring fully customized cabinetry, quartz countertops, built-in appliances, and a premium fridge and freezer combination. A spice kitchen with pantry adds exceptional functionality, while the mudroom with built-in bench and MDF shelving throughout closets keeps daily life organized. Step outside to a full-width deck spanning the entire rear of the home, ideal for hosting or relaxing outdoors. The upper level offers a thoughtfully designed family layout with four bedrooms, three full bathrooms, a dedicated laundry room, and a spacious bonus room. The bonus room features a tray ceiling, mirrored in the primary bedroom, adding architectural depth and elegance. Secondary bedrooms are connected by a Jack & Jill bathroom, while the primary suite serves as a private retreat with a walk-in closet and a spa-inspired ensuite. This luxurious ensuite includes a freestanding soaking tub, heated floors, a steam shower with full tile surround and low-profile curb, and designer lighting with motion sensors, creating a true at-home spa experience. The fully developed walk-out basement expands the

home's versatility, offering two additional bedrooms, a full bathroom, a wet bar, a storage room, and generous ceiling heights, making it ideal for entertaining, guests, or extended family living. The exterior is finished with a refined blend of Hardie Board siding and smooth panel detailing, complemented by LED pot lighting that enhances curb appeal day and night. Sophisticated, spacious, and thoughtfully designed; this home delivers luxury, comfort, and functionality in every detail.