

### 48 Sunvalley View Cochrane, Alberta

MLS # A2274632



# \$1,199,999

|           |                                  |        |                  |
|-----------|----------------------------------|--------|------------------|
| Division: | Sunset Ridge                     |        |                  |
| Type:     | Residential/House                |        |                  |
| Style:    | 2 Storey                         |        |                  |
| Size:     | 3,031 sq.ft.                     | Age:   | 2025 (1 yrs old) |
| Beds:     | 5                                | Baths: | 5                |
| Garage:   | Driveway, Triple Garage Attached |        |                  |
| Lot Size: | 0.14 Acre                        |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot       |        |                  |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | Forced Air, Natural Gas   | 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:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, 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. An exceptional opportunity to own a custom-built luxury home on a large pie-shaped lot, thoughtfully designed with premium finishes, expansive living spaces, and meticulous attention to detail across all three levels. The main floor welcomes you with an impressive open-to-above family area, creating a grand sense of space and natural light. Designed with 9-foot ceilings and 8-foot doors, this level features a main-floor bedroom and full bathroom, ideal for guests or multigenerational living. The chef-inspired kitchen is equipped with custom cabinetry, quartz countertops, built-in appliances, and a fully equipped spice kitchen with pantry. Practical touches include MDF shelving throughout all main-floor closets, a functional mudroom with built-in bench, and seamless access to a spacious deck, perfect for outdoor entertaining. A triple attached garage completes this level. The upper floor offers a well-balanced family layout with four bedrooms, three bathrooms, a dedicated laundry room, and a generous bonus room. The bonus room features a tray ceiling, mirrored in the primary bedroom, adding architectural 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 luxurious ensuite featuring double vanities, a jetted tub with tiled deck, a fully tiled shower with tile base and surround, and glass doors. Bedrooms and common areas are finished with carpet, and MDF shelving is included in all upper-floor closets. The fully developed basement expands the home's versatility, offering two additional bedrooms, a full bathroom, a wet bar, and a dedicated storage room, along with approximately 9-foot

ceilings, making it ideal for entertaining, guests, or extended family living. The exterior showcases a striking combination of Hardie Board and smooth panel finishes, accented with LED pot lighting for a refined, modern curb appeal. This home delivers space, luxury, and thoughtful design at every turn&mdash;perfectly suited for families seeking upscale living with room to grow.