

28 Sunvalley View
Cochrane, Alberta

MLS # A2282873



\$1,029,900

Division: Sunset Ridge

Type: Residential/House

Style: 4 Level Split

Size: 2,307 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, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Wet Bar		
Inclusions:	N/A		

Welcome to Pinnacle Estates at Sunset Ridge in Cochrane. This corner-lot home features the MIA model by Aspen Creek Designer Homes, Cochrane Builder of the Year two years running. Offering over 3,100 sq. ft. of fully developed living space, this home combines style and functionality. Enjoy a wraparound front porch with stunning views, a bright open-concept main floor, custom mudroom, and powder room. The kitchen impresses with custom cabinetry, quartz counters, stainless steel appliances, double ovens, and a walk-in pantry. A private workspace, cozy living room with electric fireplace, and dining area with access to a covered porch complete the main level. Upstairs includes a private primary retreat with walk-in closet and spa-inspired ensuite, two additional bedrooms, bonus room, 4-piece bath, laundry, and coffee bar. The finished basement offers a rec room, bedroom, full bath, and storage. Fully sodded yard ready to personalize. Located one block from RanchView School (K–8), parks, and pathways. Book your showing today!