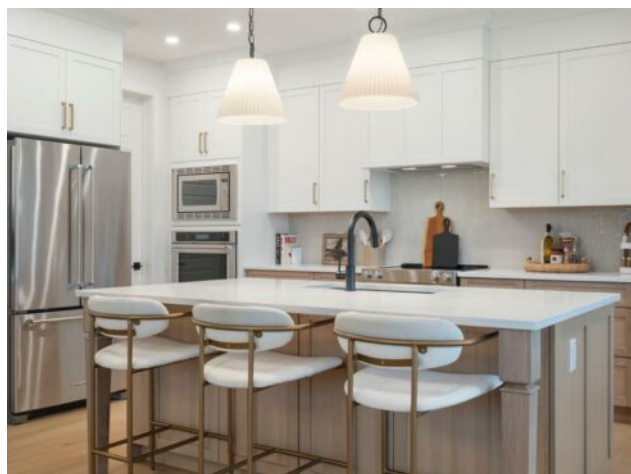


28 Sunvalley View Cochrane, Alberta

MLS # A2250508



\$1,049,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,285 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 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-1
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		

Discover your new home located in the exclusive community of Pinnacle Estates at Sunset Ridge in Cochrane. Introducing the MIA model by Aspen Creek Designer Homes, voted Cochrane Builder of the Year two years in a row. With over 3,100 sq. ft. of developed living space, this corner-lot home is designed for both function and style. A wraparound front porch sets the tone, offering incredible views from all angles. Inside, the spacious entryway flows into a built-in mudroom with coat racks and bench, along with a convenient powder bath. The main floor showcases an open-concept design filled with natural light from oversized windows. The kitchen is a true standout with custom cabinetry, stainless steel appliances, quartz counters, double ovens, and a walk-in pantry with built-in shelving. A tucked-away work space is ideal for those needing a home office. The living room centers around a cozy electric fireplace, while patio doors off the dining area open to the covered porch that is perfect for entertaining or unwinding. Upstairs, the primary suite is privately set apart and features wainscoting detail, a large walk-in closet with custom shelving, and a spa-inspired ensuite with a soaker tub and glass shower. Just outside, the coffee bar on the landing adds a thoughtful touch. Two additional bedrooms with large closets, a generous sun filled bonus room, a 4 piece bathroom with ample counter space and storage for all the linens with a laundry room that completes the upper level. The fully finished lower level includes a spacious rec room, additional bedroom, full bathroom and plenty of storage. The outside yard has been fully covered with sod and is yours to personalize with space for a trampoline, garden or fire pit to spend those summer nights. All of this located one block from RanchView School (K-8), parks, and new pathways leading to the historic Cochrane

Ranchehouse. Book your showing today!