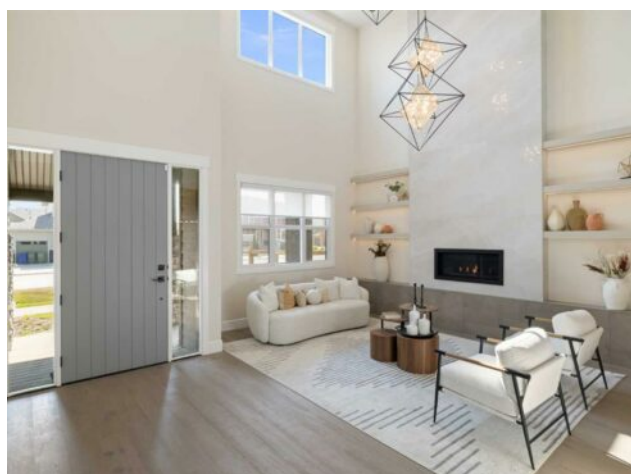


**48 Sunvalley View
Cochrane, Alberta**

MLS # A2268931



\$1,249,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,031 sq.ft.	Age:	2025 (0 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		

Welcome to your future home in Sunset Ridge, — Built by Green Cedar Homes, this 3,000 sq ft detached home embodies luxury craftsmanship, timeless design, and family-friendly functionality. Experience elevated living in Sunset Ridge, where mountain views, modern design, and small-town charm blend seamlessly. This brand-new 5-bedroom, 5-bathroom home by Green Cedar Homes delivers over 3,000 sq ft of luxury living space with modern architecture, thoughtful design, and exceptional craftsmanship. From the moment you arrive, the home commands attention with its bold exterior and triple attached garage. Inside, an open-concept layout connects the kitchen, dining, and great room—creating the perfect flow for entertaining or family life. The chef-inspired kitchen features quartz countertops, full-height cabinetry, premium appliances, and a large central island. A walk-through spice kitchen and mudroom keep life organized, while expansive windows flood the main level with natural light. A handy flex room add endless possibilities. Upstairs, the primary suite is a private sanctuary with a spa-like ensuite—complete with double vanities, a freestanding tub, and a massive walk-in closet. Three additional bedrooms, each with access to a full bath, and a spacious bonus room provide ample room for the entire family. The fully developed basement is a standout feature—complete with a legal suite and private side entrance, ideal for multigenerational living or rental income potential. With a separate kitchen, living area, bedroom, and full bathroom, this space offers incredible flexibility and value. Situated in the heart of Sunset Ridge, this home offers access to scenic walking trails, parks, top-rated schools, and local amenities—all with the Rockies as your backdrop. Modern. Sophisticated. Unforgettable. This is your

opportunity to own a new statement home in one of Cochrane’s newest communities.