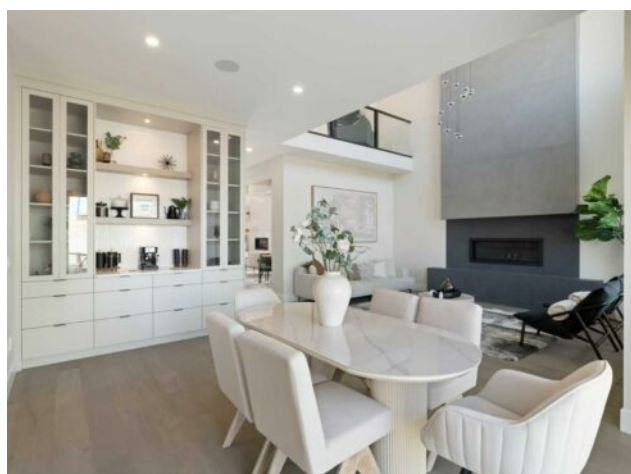


17 Sunvalley View
Cochrane, Alberta

MLS # A2268967



\$1,290,000

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,044 sq.ft.	Age:	2025 (0 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

Experience elevated living in Sunset Ridge with this brand-new 4-bedroom, 4-bathroom home by Green Cedar Homes. Offering 3,000 sq ft of beautifully designed living space, this residence blends modern luxury, functional design, and exceptional craftsmanship in one of Cochrane's most sought-after communities. The striking exterior and triple attached garage set the tone for what's inside. Step into the open-concept main floor, flooded with natural light, featuring a chef-inspired kitchen and a spice kitchen that connects seamlessly through a walk-through pantry into the mudroom—crafted for effortless organization and entertaining. The flex room on the main floor offers versatility as a home office, study, or formal sitting area, while the living room centers around a stunning gas fireplace, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home. Upstairs, the primary suite is a private retreat with a spa-inspired ensuite, dual vanities, freestanding soaking tub, oversized shower, and a generous walk-in closet. Three additional bedrooms—each with access to full bathrooms—and a spacious bonus room offer ample comfort and flexibility for growing families. The walk-out basement expands your living potential, with endless opportunities to create a custom media room, home gym, or entertainment space that opens directly to the backyard. Set within the vibrant Sunset Ridge community, residents enjoy scenic walking trails, parks, playgrounds, schools, and panoramic Rocky Mountain views, all just minutes from Cochrane's amenities. Built by Green Cedar Homes, this property delivers sophistication, quality, and a lifestyle designed for modern family living.