

# \$1,299,900 - 76 Sunvalley Way, Cochrane

MLS® #A2200382

**\$1,299,900**

5 Bedroom, 5.00 Bathroom, 2,725 sqft  
Residential on 0.04 Acres

Sunset Ridge, Cochrane, Alberta

OPEN HOUSE TUESDAY MARCH 18 FROM 2-6PM. Discover the epitome of luxury living in this exquisite estate home, perfectly situated to capture stunning views of the surrounding ravine and mountains, offering a serene and picturesque setting . With over 3700 square feet of meticulously designed space, the residence offers an open layout that seamlessly blends elegance and functionality, ideal for both relaxation and entertaining. Step inside and be greeted by a grand entryway that flows into expansive living area, featuring elegant engineered maple hardwood, where large windows bathe the home in natural light and frame the breathtaking scenery. The inviting great room features one of two gas fireplaces, creating a warm ambiance for cozy gatherings. The heart of the home is the gourmet kitchen, equipped with stainless steel KitchenAid appliances and custom cabinetry with ample counter space. The kitchen is complemented by a separate spice kitchen for your culinary adventures. The expansive island serves as a focal point for family meals and entertaining, making it easy to gather with loved ones. The master bedroom is equipped with a walk in closet fitted with custom shelving, The master ensuite is expansive with dual sinks and make up vanity. Rounding off the master bedroom is a balcony to soak in the mountain and ravine views. Retreat to a developed walk out basement , offering additional living space with a wet bar, perfect for a media room, home gym, or guest room.



With direct access to the outdoor space, it's an ideal spot for hosting summer bbqs or enjoying quiet evenings under the stars. The property also includes a spacious 3 car garage and 3 balconies where you can enjoy the view from 3 different vantage points. Enjoy the comfort of air conditioning throughout the home, making every season enjoyable. Don't miss the opportunity to own this exceptional estate home, that combines luxury, comfort and natural beauty in every detail. Schedule your private showing today!

Built in 2025

### Essential Information

MLS® #	A2200382
Price	\$1,299,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,725
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Sunvalley Way
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X8

### Amenities

Amenities	None
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Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar, Tray Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	32
Zoning	RC-1
HOA Fees	125
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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