

# \$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 |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s), Wet Bar, Recessed Lighting, Soaking Tub, Tray Ceiling(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings, See Remarks   |
| 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 | 31              |
| Zoning         | RC-1            |
| HOA Fees       | 125             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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