

# \$1,099,900 - 28 Sunvalley View, Cochrane

MLS® #A2250508

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,285 sqft

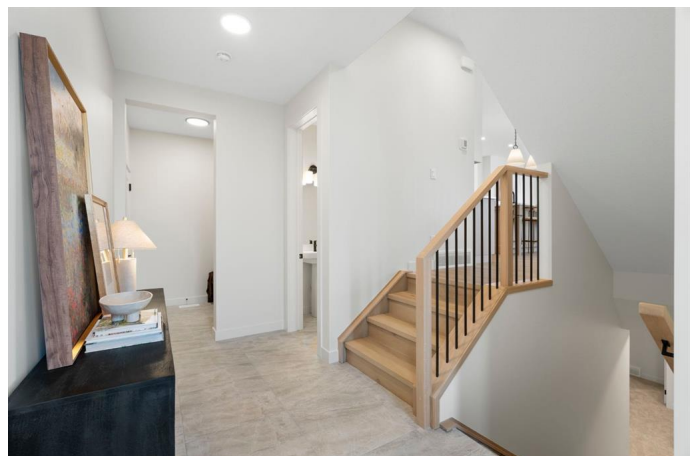
Residential on 0.13 Acres

Sunset Ridge, Cochrane, Alberta

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 is yours to complete 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!

Built in 2025

**Essential Information**

MLS® #	A2250508
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,285
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	28 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior 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
Appliances	Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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