

\$849,000 - 20 Sunvalley View, Cochrane

MLS® #A2240523

\$849,000

5 Bedroom, 4.00 Bathroom, 2,275 sqft
Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Step inside a home where elevated design meets everyday functionality—welcome to Pinnacle Estates at Sunset Ridge, where luxury living has been thoughtfully reimagined.

From the moment you enter, this brand-new residence makes a bold, architectural statement. Rich hardwood flooring underfoot and 9-foot ceilings paired with 8-foot doors create a sense of airy grandeur, setting the stage for an effortlessly elegant lifestyle. The foyer, dramatically open to above, offers a striking first impression, seamlessly connecting to a mudroom accented by built-in bench seating and tailored storage solutions—both practical and beautiful.

In the heart of the home, the chef's™ kitchen is a triumph of modern design. Custom full-height cabinetry, double waterfall quartz countertops, and a dramatic 6" drop ceiling over a sleek island with flushed eating bar define the space with clean lines and visual depth. Premium appliances—a 30" gas cooktop, built-in wall oven and microwave, 36" fridge-freezer, and 24" dishwasher—combine professional-grade performance with minimalist aesthetics. A discreet walk-through pantry with MDF shelving ensures the kitchen's™ clutter-free elegance remains untouched.

Just beyond, the family room invites warm conversation and quiet evenings alike, with a



built-in gas fireplace that anchors the space in comfort. A versatile flex room—enhanced by barn door accents—offers the perfect creative escape or stylish home office. Step outside onto a spacious deck, complete with gas BBQ hookup, where al fresco entertaining becomes effortless.

Upstairs, the mood shifts to relaxation. A bonus room with tray ceiling and feature wall provides a cozy retreat for movie nights or quiet lounging. The primary suite is a private sanctuary: adorned with a tray ceiling, it flows into a custom walk-in closet and a spa-like ensuite featuring a double vanity, jetted tub, and glass-enclosed shower—a haven of tranquility after a long day. Two additional bedrooms and a chic 4-piece bath share the upper level, while a dedicated laundry room with sink, cabinetry, and quartz counters speaks to refined practicality.

The fully finished lower level adds even more versatility, with a separate entrance, 9' ceilings, two spacious bedrooms, a 4-piece bathroom, and a family room with wet bar—ideal for entertaining, hosting guests, or creating the ultimate game-day lounge.

This is more than a home—it's a curated lifestyle. Where meticulous craftsmanship meets thoughtful design, and where every square foot tells a story of modern elegance.

Built in 2024

Essential Information

MLS® #	A2240523
Price	\$849,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,275
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	35
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.