

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

MLS® #A2221460

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,288 sqft

Residential on 0.13 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to the Pinnacle! Located in the Estates of Sunset Ridge, this 2 storey corner lot will surely impress. Introducing the MIA model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. With over 3100sq/ft of developed living space, there is room for the whole family. A beautiful front porch greets you. Step inside and notice the impeccable design & finishes. Open floor concept with living room & kitchen complete w s/s appliance, quartz counter and custom cabinetry. A little office nook is convenient! Upstairs you'll find 3 bedrooms- including a gorgeous primary suite complete w 5pcs ensuite. A generous bonus room is central and upstairs laundry completes the space. Lower level is finished with a rec/games room, 4th bedroom and 4pcs bath. A spacious corner lot is pleasant, taking in the incredible views around. A new beautiful path systems surrounds the community - nature out your doorsteps. Book your showing today!

Built in 2025

## Essential Information

MLS® #	A2221460
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,288
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	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Corner Lot, See Remarks, Views
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	50
Zoning	R-1
HOA Fees	140
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
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