

\$1,150,000 - 13 Sunvalley View, Cochrane

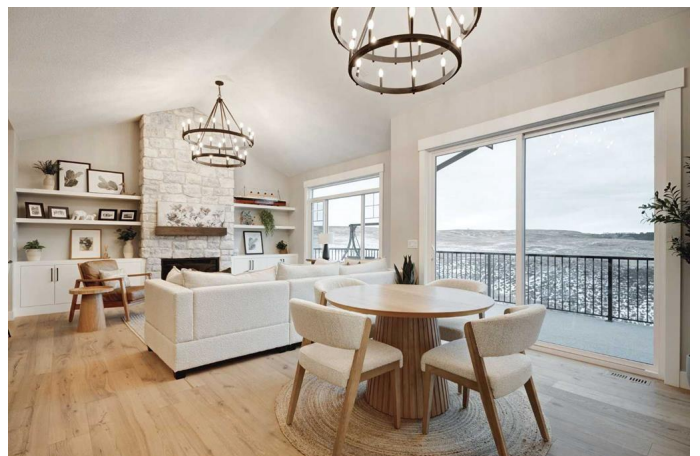
MLS® #A2182601

\$1,150,000

4 Bedroom, 3.00 Bathroom, 1,725 sqft
Residential on 0.14 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to 13 Sunvalley View! This home is a **MUST SEE!** With its smart use of space, exquisite style and a timeless design, this home offers any mature couple or family, a spacious, luxurious, yet humble home. The main floor features an **OFFICE/FLEX ROOM** or could be used as a secondary bedroom with a bathroom right off to the right. The **OPEN CONCEPT KITCHEN** and **GREAT ROOM** showcases a beautiful **STONE FIREPLACE**, **VAULTED CEILINGS**, and large windows, making it nice and bright! This home offers a Double attached Garage with a **TANDEM PARKING** setup, which gives you **EXTRA** room for your 'toys' or 3rd Vehicle! That's 5 parking spots! But that's not all, this home has **VIEW**s for **DAYS** as you walk out onto the balcony or look right from your window the open farm fields and deer passing by! This **WALKOUT BUNGALOW** offers 2 bedrooms up, 2 full bathrooms, A **DOG WASH**, **MUDROOM** with **BUILT-INS** and a **LAUNDRY ROOM** on the main floor. The large master suite features a beautiful spa-like **ENSUITE** with **DUAL SINKS**, a **SOAKER TUB** and a beautiful **WALK-IN CLOSET** with **BUILT-IN SHELVING** and **DRAWERS**. As you head downstairs to the **FULLY FINISHED WALKOUT** basement you will find the space has a **WET BAR** and two extra **SPACIOUS BEDROOMS** for guests or a family of 5! This home walks out onto a gorgeous path. The **VIEW IS SPECTACULAR** and is one you don't want to miss! Book your showing today!



Built in 2023

Essential Information

MLS® #	A2182601
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,725
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	13 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

Amenities

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached, See Remarks, Tandem
# of Garages	3

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Breakfast Bar, High Ceilings, No Animal Home, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Street Lighting, Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	December 13th, 2024
Days on Market	90
Zoning	R-LD
HOA Fees	150
HOA Fees Freq.	ANN

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.