

# \$1,365,000 - 25 Sunvalley View, Cochrane

MLS® #A2203361

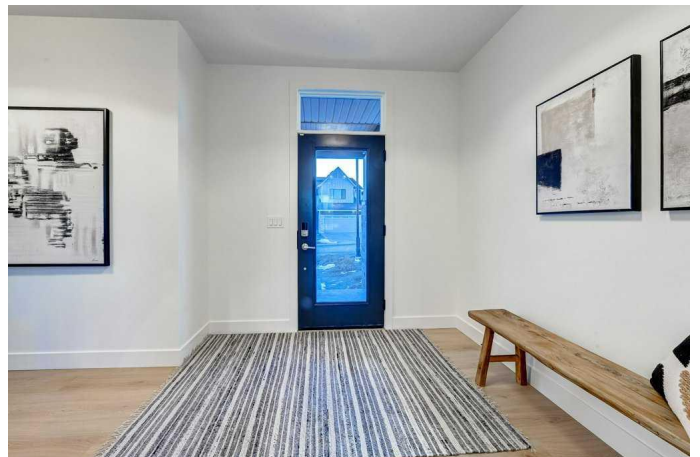
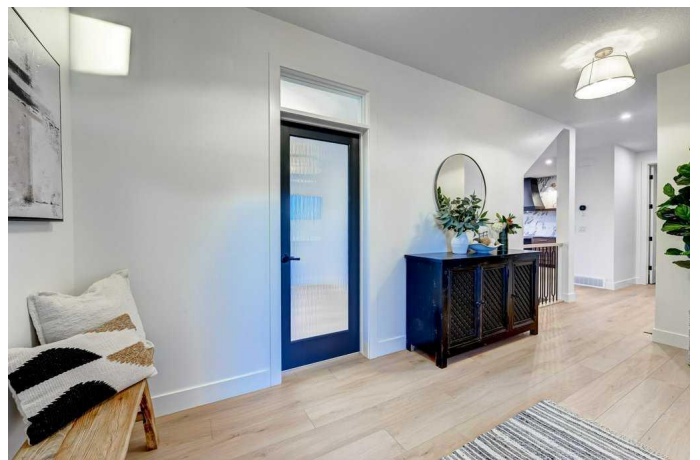
**\$1,365,000**

4 Bedroom, 3.00 Bathroom, 2,878 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to the prestigious Home for Hope by Castellano Custom Homes, a stunning 2,871 sq. ft. luxury residence situated at 25 Sunvalley View SW in the picturesque Pinnacle Estates, Cochrane, Alberta. This exceptional two-storey home showcases outstanding craftsmanship, superior design, and meticulous attention to detail throughout. The main floor, spanning 1,302 sq. ft., is designed for elegance and comfort, featuring an open family room, spacious kitchen with high-end Jenn-Air and Whirlpool appliances including a 72" Counter-Depth French Door Refrigerator with obsidian interior, a built-in wall oven, electric radiant cooktop, and dishwasher. Adjacent to the kitchen is a generously sized pantry, a convenient mudroom, and a den ideal for a home office. Upstairs, the 1,569 sq. ft. space offers a luxurious primary suite with a spa-like ensuite, three additional bedrooms, and a large bonus room with balcony access, perfect for enjoying breathtaking mountain views. Superior finishes include cultured stone accents, smartboard trim, stucco exterior, and beautifully crafted balconies with aluminium railings. This home is not only a masterpiece of modern living but also contributes to a meaningful cause, with proceeds benefiting the Alberta Children's Hospital and the Stollery Children's Hospital Foundations, supporting life-saving care for Alberta's children. A rare opportunity to own a home that combines luxury, community spirit, and inspiring views. Book



your private viewing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203361    |
| Price          | \$1,365,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,878       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 25 Sunvalley View |
| Subdivision | Sunset Ridge      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0X8           |

**Amenities**

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

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Built-In Oven, Electric Cooktop               |
| Heating           | Central                                                                                                   |

|                 |                            |
|-----------------|----------------------------|
| Cooling         | None                       |
| Fireplace       | Yes                        |
| # of Fireplaces | 1                          |
| Fireplaces      | Gas                        |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished, Walk-Out |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                      |
| Lot Description   | Backs on to Park/Green Space, City Lot, Front Yard, Rectangular Lot, Street Lighting, Views, Greenbelt, Lawn |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Stucco                                                                                                       |
| Foundation        | Poured Concrete                                                                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 28               |
| Zoning         | r-mx             |
| HOA Fees       | 9999999          |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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