

**76 Sunvalley Way  
Cochrane, Alberta**

**MLS # A2173763**



**\$1,290,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,726 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** There is a spice kitchen, which includes an additional range hood, dishwasher and gas stove.

Discover the epitome of luxury living in this exquisite estate home, perfectly situated to capture stunning mountain and ravine views. With over 3700 square feet of meticulously designed space, the residence offers an open layout that seamlessly blends elegance and functionality, ideal for both relaxation and entertaining. Step inside and be greeted by a grand entryway that flows into expansive living areas, where large windows bathe the home in natural light and frame the picturesque scenery. The inviting great room features one of two gas fireplaces, creating a warm ambiance for cozy gatherings. The heart of the home is the gourmet kitchen, equipped with stainless steel appliance and abundant counter space is complemented by a separate spice kitchen for your culinary adventures. The expansive island serves as a focal point for family meals and entertaining, making it easy to gather with loved ones. The master bedroom is equipped with a walk in closet fitted with custom shelving, The master ensuite is expansive with dual sinks and make up vanity. Rounding off the master bedroom is a balcony to soak in the mountain and ravine views. Retreat to a developed walk out basement , offering additional living space with a wet bar, perfect for a media room, home gym, or guest room. With direct access to the outdoor space, it's an ideal spot for hosting summer bbqs or enjoying quiet evenings under the stars. The property also includes a spacious 3 car garage , ensuring ample storage for vehicles and recreational gear. Enjoy the comfort of air conditioning throughout the home, making every season enjoyable. Don't miss the opportunity to own this exceptional estate home, where luxury meets tranquility in a breathtaking setting. Schedule your private showing today!