

\$849,900 - 75 Sunvalley Way, Cochrane

MLS® #A2263493

\$849,900

3 Bedroom, 3.00 Bathroom, 2,230 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this stunning 2200+ sq. foot home in the heart of Pinnacle in Sunset Ridge, Cochrane, where modern design meets natural beauty. Just 45 mins from the majestic Rocky Mountains and 30 mins from downtown Calgary, this home is surrounded by serene ravine and mountain views, offering the perfect balance between peaceful retreat and urban convenience. Built with every detail in mind, the home features a timeless neutral colour palette and large windows that fill each room with natural light. The open-concept great room centers around a cozy fireplace, seamlessly connecting to a spacious dining area and chef inspired kitchen. The kitchen boasts elegant white oak cabinetry with under-cabinet lighting, a large central quartz island ideal for entertaining, and high-end stainless steel KitchenAid appliances, including a gas stove, built in wall oven, and microwave. A Blanco granite sink adds both functionality and style to this beautiful space. Upstairs a central bonus room opens onto a private balcony where you can take in the sweeping views of the ravine and mountains. The primary suite is a tranquil retreat with a soft accent wall and a decorative barn door leading to the luxurious 5-piece ensuite complete with a stand-up shower, freestanding soaker tub, dual vanity, and large walk in closet with custom built in shelving. The upper floor also features a convenient laundry room with washer and dryer, built in sink, and additional cabinetry, as well as 2 spacious



secondary bedrooms designed for comfort and flexibility. Thoughtful details are found throughout the home, including a wide front entrance with built-in bench, a mudroom with organized shoe racks and coat hooks, and balconies at both front and back of the house that offer 360-degree views. Additional conveniences include gas line to the garage, a separate side entrance, and a large back deck with a BBQ gas hookup, perfect for outdoor gatherings. This exceptional property is ideally located near scenic walking trails, schools, restaurants, and shopping, making it the perfect place to call home. Combining modern craftsmanship, elegant finishes, and breathtaking surroundings, this Cochrane residence offers the best of luxury living with a touch of mountain tranquility. Call for your private showing today.

Built in 2025

Essential Information

MLS® #	A2263493
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Sunvalley Way
Subdivision	Sunset Ridge

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0X8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Recessed Lighting, Sump Pump(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Gas Cooktop
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Level, Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	25
Zoning	R-LD

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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 MLS® , Multiple Listing Service® 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.