



## 9 Sunvalley View Cochrane Alberta

\$799,900

Incredible 2-storey single family home walkout in Pinnacle Estates, Cochrane's Sunset Ridge with immediate possession available! This stunning home boasts a fully custom legal basement suite. Recent updates include new flooring throughout and a fresh coat of paint, ensuring a modern and inviting atmosphere. Enjoy breathtaking views from every angle and take advantage of the separate side entrance and walkout for added convenience and privacy. You'll also have direct access to walking trails right behind the property, including the picturesque Sunset Trail. Backing onto a serene ravine, this home offers incredible morning views of wildlife as you sip your coffee. The exposed aggregate driveway leads you to a grand entrance with a spacious foyer, rich luxury vinyl plank flooring, and 9-foot ceilings. You'll appreciate the abundant closet space and practical entry bench with hooks. The chef's kitchen features quartz countertops, stainless steel appliances—including an induction cooktop—and a large walk-in pantry. A custom-built hutch in the dining area provides stylish storage and makes entertaining a breeze. Step out onto the upper deck for a relaxing retreat. The living room is anchored by a charming gas fireplace, perfect for cozy evenings. Upstairs, you'll find a front bonus room with incredible mountain views, a convenient laundry room, and two generously sized bedrooms sharing a 4-piece bath. The primary bedroom, located at the back of the home, offers peaceful views and a luxurious 5-piece ensuite, complete with a deep soaker tub, dual sinks, a glass-enclosed shower, a private water closet, and a spacious walk-in closet. The walkout basement with legal basement suite, complete with top-of-the-line appliances and a second furnace, features a lower-level deck with a pergola, offering privacy for winding down at the end of the day. This home also includes air co...

3pc Bathroom 1.52 M x 2.72 M

Bedroom 3.20 M x 3.96 M

Dining room 1.35 M x 3.81 M

Family room 3.45 M x 3.81 M

Kitchen 3.02 M x 4.12 M

Furnace 2.92 M x 3.73 M

2pc Bathroom 1.58 M x 1.60 M

Dining room 3.81 M x 2.41 M

Foyer 1.96 M x 2.08 M

Living room 4.40 M x 4.40 M

4pc Bathroom 2.90 M x 1.50 M

5pc Bathroom 3.68 M x 4.24 M

Bedroom 3.02 M x 3.73 M

Bedroom 3.99 M x 3.12 M

Family room 4.22 M x 4.22 M

Laundry room 1.80 M x 2.64 M

Primary Bedroom 4.57 M x 4.44 M

Other 3.56 M x 1.80 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.thehowardteam.net/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Kitchen 5.08 M x 3.91 M