



## 21 Sunvalley View Cochrane Alberta

\$1,349,000

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Welcome to a truly exceptional Modern Beach House-inspired luxury residence, perfectly situated on a large pie-shaped lot and backing refined design with resort-style living. Featuring a triple car garage, expansive outdoor spaces, and a fully developed basement, this home is thoughtfully crafted for elevated family living and entertaining. The main level makes an immediate impression with its open-to-above family room, soaring ceilings, and abundant natural light. Designed with 9-foot ceilings and 8-foot doors, this floor includes a main-floor bedroom and full bathroom, ideal for guests or multigenerational living. The chef's kitchen is a showpiece, equipped with custom cabinetry, quartz countertops, built-in wall oven and microwave, gas cooktop, oversized fridge/freezer, and dishwasher. A spice kitchen with pantry enhances functionality, while a custom island with a flush eating bar and architectural ceiling detail anchors the space. A separate dining area features a designer accent wall and custom ceiling treatment, while the living area is warmed by a built-in gas fireplace. Practical touches include custom mudroom cabinetry with bench seating and MDF shelving throughout all main-floor closets. Step outside to an expansive deck, perfect for outdoor entertaining. The upper level is designed for comfort and connection, offering four bedrooms, three full bathrooms, a dedicated laundry room, and a spacious bonus room overlooking the open-to-below living area. The bonus room features tray ceilings and custom media built-ins, creating an ideal family lounge. Secondary bedrooms are connected by a Jack & Jill bathroom, while the primary retreat is a true sanctuary--complete with tray ceiling, private ba...

Bedroom 10.00 Ft x 11.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Storage 5.50 Ft x 7.67 Ft

Bedroom 11.00 Ft x 12.00 Ft

Media 13.58 Ft x 11.00 Ft

Exercise room 8.50 Ft x 11.00 Ft

Dining room 14.67 Ft x 11.00 Ft

Bedroom 9.50 Ft x 10.00 Ft

Other 7.00 Ft x 13.67 Ft

Other 6.58 Ft x 10.00 Ft

Kitchen 15.50 Ft x 13.50 Ft

Other 16.67 Ft x 10.50 Ft

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Listing Presented By:



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eXp Realty

<http://www.chhabra.ca/>

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Other 2.00 Ft x 8.83 Ft

Recreational, Games room 19.08 Ft x 26.33 Ft

Other 8.83 Ft x 8.58 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

Living room 17.00 Ft x 12.00 Ft

Primary Bedroom 17.75 Ft x 13.00 Ft

5pc Bathroom 17.00 Ft x 11.08 Ft