

\$1,289,999 - 61 Sunvalley View, Cochrane

MLS® #A2269762

\$1,289,999

4 Bedroom, 4.00 Bathroom, 3,048 sqft

Residential on 0.21 Acres

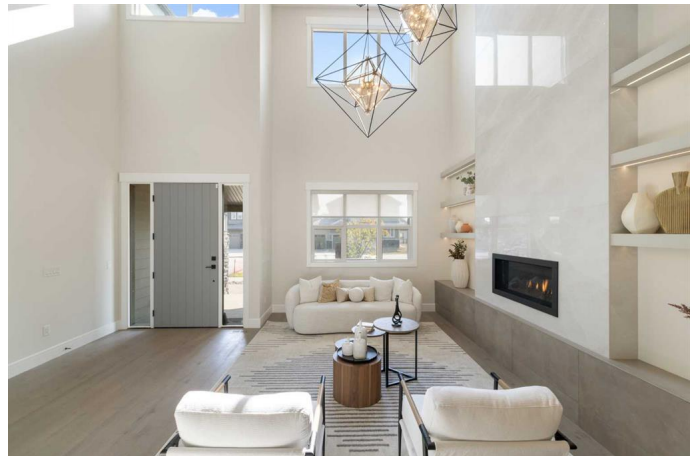
Sunset Ridge, Cochrane, Alberta

Welcome to Sunset Ridge, where luxury meets lifestyle in this stunning 3,000 sq ft home by Green Cedar Homes. With 4 bedrooms, 4 bathrooms, a walk-out basement, and a triple attached garage, this residence embodies modern design, functional living, and elevated craftsmanship—all set against Cochrane's signature mountain backdrop. Step into a bright, open main floor designed for both comfort and connection. The chef-inspired kitchen serves as the heart of the home, featuring premium finishes, sleek cabinetry, and a seamless flow into the dining and living areas. A gas fireplace anchors the living room, creating warmth and elegance—the perfect setting for family gatherings or quiet evenings in.

A flex room on the main floor provides versatility for a home office, study, or formal sitting area, while a walk-through pantry and mudroom add convenience to everyday living.

Upstairs, retreat to a luxurious primary suite with a spa-style ensuite—complete with dual vanities, a freestanding soaking tub, and an oversized shower—alongside a generous walk-in closet. Three additional bedrooms, each with access to full bathrooms, and a spacious bonus room complete the upper level, balancing comfort with style.

The undeveloped walk-out basement offers endless potential for a custom entertainment



area, gym, or guest suite”ready for your personal touch.

Located in Sunset Ridge, one of Cochrane’s most sought-after communities, residents enjoy scenic trails, parks, schools, and breathtaking Rocky Mountain views, just minutes from every convenience.

Built with precision and care by Green Cedar Homes, this property captures the essence of modern family living”elegant, spacious, and designed to impress.

Built in 2025

Essential Information

MLS® #	A2269762
Price	\$1,289,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,048
Acres	0.21
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	61 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3H1

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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