

\$1,290,000 - 17 Sunvalley View, Cochrane

MLS® #A2268967

\$1,290,000

4 Bedroom, 4.00 Bathroom, 3,044 sqft

Residential on 0.12 Acres

Sunset Ridge, Cochrane, Alberta

Experience elevated living in Sunset Ridge with this brand-new 4-bedroom, 4-bathroom home by Green Cedar Homes. Offering 3,000 sq ft of beautifully designed living space, this residence blends modern luxury, functional design, and exceptional craftsmanship in one of Cochrane's most sought-after communities.

The striking exterior and triple attached garage set the tone for what's inside. Step into the open-concept main floor, flooded with natural light, featuring a chef-inspired kitchen and a spice kitchen that connects seamlessly through a walk-through pantry into the mudroom—crafted for effortless organization and entertaining. The flex room on the main floor offers versatility as a home office, study, or formal sitting area, while the living room centers around a stunning gas fireplace, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home.

Upstairs, the primary suite is a private retreat with a spa-inspired ensuite, dual vanities, freestanding soaking tub, oversized shower, and a generous walk-in closet. Three additional bedrooms—each with access to full bathrooms—and a spacious bonus room offer ample comfort and flexibility for growing families.

The walk-out basement expands your living potential, with endless opportunities to create



a custom media room, home gym, or entertainment space that opens directly to the backyard.

Set within the vibrant Sunset Ridge community, residents enjoy scenic walking trails, parks, playgrounds, schools, and panoramic Rocky Mountain views, all just minutes from Cochrane’s amenities.

Built by Green Cedar Homes, this property delivers sophistication, quality, and a lifestyle designed for modern family living.

Built in 2025

Essential Information

MLS® #	A2268967
Price	\$1,290,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,044
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	17 Sunvalley View
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

Amenities

Parking Spaces	3
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Parking	Driveway, Triple Garage Attached
# of Garages	3

Interior

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

Exterior

Exterior Features	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	3
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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