# \$509,900 - 93 Sunvalley Road, Cochrane

MLS® #A2189937

### \$509,900

4 Bedroom, 4.00 Bathroom, 1,280 sqft Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to your FOUR BEDROOM, THREE AND A HALF BATH townhouse in Sunset Ridge offering an opportunity to own in one of Cochrane's most desirable neighbourhoods with NO CONDO FEES! Perfectly move-in ready, this home has everything you need and more. Enjoy sunlight all day on your front deck which is set back from the neighbors and keeps that Cochrane breeze to a minimum. Upstairs, you'll find three bedrooms, including a bright primary suite with an ensuite and a full bathroom for the rest of the family. The main floor is thoughtfully designed with an open-concept living and dining space, a functional kitchen and a convenient half-bath. The fully finished basement offers even more versatility with a cozy second living room, a fourth bedroom, a full bathroom and laundry which makes the total size of the property 1,880SQFT OF LIVING SPACE. Outside, enjoy your private fenced yard and DOUBLE-DETACHED GARAGE. Sunset Ridge is more than just a neighbourhoodâ€"it's a community designed for living. With scenic walking paths, serene ponds, playgrounds, and schools nearby, there's something for everyone. The community also features its own shopping center, with restaurants and everyday conveniences just minutes from your doorstep. Plus, you're a short drive from both Calgary and the stunning Rocky Mountains, making it easy to enjoy the best of both







worlds. Sunlight pours into this home throughout the day, making it feel bright and welcoming and the fully finished basement means no work is neededâ€"just move in and enjoy! Whether you're a first-time buyer, a growing family or looking to invest, this is your chance to get into the market in style.

#### Built in 2014

#### **Essential Information**

MLS® # A2189937 Price \$509,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,280

Acres 0.05
Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 93 Sunvalley Road

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0X7

#### **Amenities**

Amenities Parking, Playground, Park

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Humidifier

Heating Forced Air, Humidity Control

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 24th, 2025

Days on Market 72

Zoning R-MD

HOA Fees 153

HOA Fees Freq. ANN

## **Listing Details**

Listing Office GRASSROOTS REALTY GROUP

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