

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

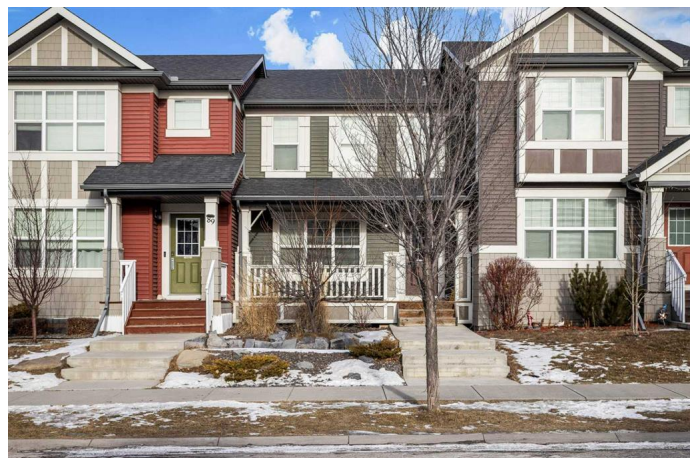
MLS® #A2189937

**\$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 neighbourhood—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 youâ€™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	71
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	GRASSROOTS REALTY GROUP
----------------	-------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.