\$509,900 - 73 Sunvalley Road, Cochrane

MLS® #A2205246

\$509,900

4 Bedroom, 4.00 Bathroom, 1,287 sqft Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

This charming townhome is a highly desirable property in a prime location in Sunset Ridge. The bright, four bedroom

two story residence is situated on a desirable lot and the main floor offers a traditional floor plan with entertainment-sized living & dining rooms, large picture windows, and kitchen as well as a two piece powder room. There are three upper floor bedrooms, including a primary bedroom with a 3pc ensuite, and main bath. The fully finished lower level offers a large family/flex room, an additional guest bedroom, and a 4 pc guest bath. That's 1,875 sq ft of living space in total. This gem of a property offers a sun filled covered front porch & access from the kitchen & dining rooms out to a fully fenced patio and child's play backyard. NO CONDO FEES! Other features include a double detached garage and plenty of storage. Mere minutes to schools, parks, walking and bike paths and other amenities. Close to the urban reserve, you will love this neighborhood! The property is in great condition - current tenant lease runs until April 30th - please offer 24 hour notice for showings during this last month of tenancy.







Built in 2014

Essential Information

MLS® # A2205246 Price \$509,900 Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,287

Acres 0.05

Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

Community Information

Address 73 Sunvalley Road

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0H4

Amenities

Amenities Park, Playground

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 31st, 2025

Days on Market 10

Zoning R-3

HOA Fees 155

HOA Fees Freq. ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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