# \$500,000 - 144 Sunvalley Road, Cochrane

MLS® #A2233895

#### \$500,000

3 Bedroom, 4.00 Bathroom, 1,124 sqft Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

For more information, please click the "More Information" button.

Unique Townhouse in an Award Winning Neighborhood - No Condo Fees! Welcome to your next home sweet home, where comfort meets style in this beautifully designed townhouse. Nestled in a vibrant community, this property boasts an ideal location directly across from K-8 school and just moments away from picturesque parks, making it perfect for families and active individuals alike. 2 Luxurious Master Suites: Experience ultimate relaxation in not one, but two spacious master suites, each complete with ensuite bathrooms. These retreats provide a sanctuary where you can unwind after a long day, offering privacy and convenience. Open Concept Living: the main floor features a bright, airy open concept layout that seamlessly blends the living, dining, and kitchen areas. Perfect for entertaining guests or enjoying family gatherings, this space is designed for modern living with functionality and style. The finished basement is a versatile space designed to suit your lifestyle needs. Whether it's a cozy family room, an entertainment hub, or a home office, this area can be transformed into anything your mind can think of. Say goodbye to parking woes! The finished garage not only provides shelter for your vehicle but can also serve as additional storage or a workshop, keeping your home organized and clutter-free. With three and a half bathrooms, morning routines are a breeze! No more waiting in line







during busy morningsâ€"this home ensures everyone has their own space to get ready. Need space for visitors? The additional guest bedroom offers a welcoming retreat for family and friends, ensuring their stay is comfortable and enjoyable. Ideal Location: The convenience of having a school right across the street means your children can walk to class with ease. Plus, the nearby parks provide ample opportunity for outdoor activitiesâ€"whether it's a leisurely stroll, a picnic at the pond, or a weekend soccer game, you're just steps away from nature's beauty. Located in a well-established and sought-after community, this townhouse is surrounded by friendly neighbors, local amenities, and a strong sense of community spirit. This townhouse is not just a home; it's an investment in a lifestyle filled with convenience, comfort, and community. Don't miss your chance to make this gem your own!

Built in 2015

#### **Essential Information**

MLS® #	A2233895
Price	\$500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,124
Acres	0.02
Year Built	2015
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

#### **Community Information**

Address	144 Sunvalley Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8
Amenities	
Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Interior	
Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Microwave, Range Hood, Washer/Dryer, Window Coverings, Gas Water Heater, Oven
Heating	Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes

### Exterior

Basement

Exterior Features	Gas Grill		
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low		
	Maintenance Landscape, Treed		
Roof	Asphalt Shingle		
Construction	Concrete, Vinyl Siding, Wood Frame		
Foundation	Poured Concrete		

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	45
Zoning	R-MD
HOA Fees	140
HOA Fees Freq.	ANN

Finished, Full

## **Listing Details**

Listing Office Easy List Realty

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