

# \$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

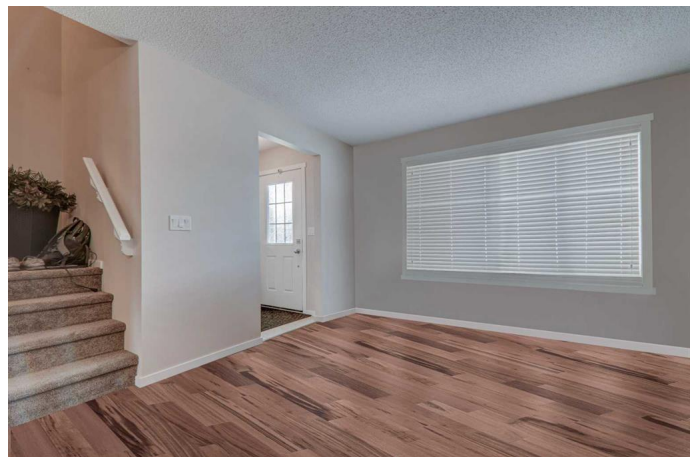
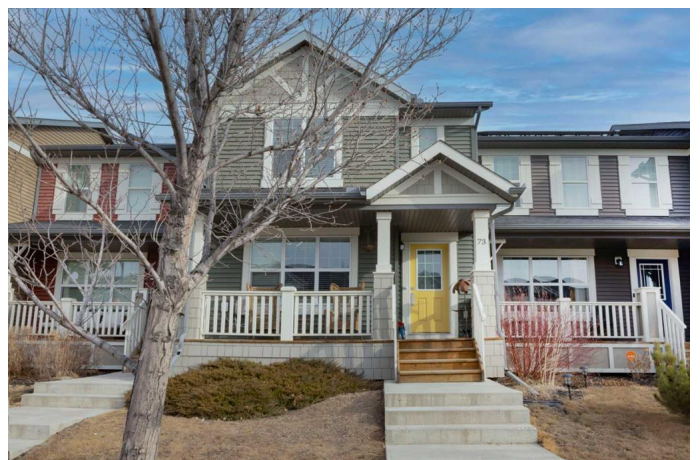
This charming townhome is a highly desirable property in a prime location in Sunset Ridge. The bright, four bedroom two story residence is situated on a desirable lot and the main floor offers a traditional floor plan with entertainment-sized living & dining rooms, large picture windows, and kitchen 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 | 7                |
| Zoning         | R-3              |
| HOA Fees       | 155              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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