# \$490,000 - 68 Sunvalley Road, Cochrane

MLS® #A2214906

## \$490,000

4 Bedroom, 4.00 Bathroom, 1,244 sqft Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautiful 4 bed/3.5 bath no condo fee townhome, with a double detached garage, CENTRAL AC (2024), NEWER FURNACE (2024) and just a block from RancheView School, in the sought after community of Sunset Ridge in Cochrane! As you walk up to the home you'll appreciate the homey front porch where you can greet friends & neighbours. The open concept main floor is perfect for entertaining, featuring new paint throughout, large sunny windows, a good sized mid kitchen with large island & quartz counters, loads of cabinetry and dining room overlooking the peaceful backyard. A mudroom area & powder room complete the main floor. The private backyard has a lovely patio for dining al fresco and grass for your kids & fur babies alike to play. The double detached garage is drywalled & insulated and has a winter rated insulated overhead door. Upstairs, the primary suite features large sunny windows, a good sized walk in closet & 3 pc ensuite w/large shower. Two additional good sized bedrooms, both with gorgeous mountain views and 4 pc bath complete the upper level. In the fully finished basement, you'll find a recreation room perfect for movie nights, a 4th bedroom, 3 pc bath & laundry. The community of Sunset Ridge features a central park, numerous playgrounds, walking/bike paths, an outdoor gym circuit and is just a few minutes walk to the pond. Shopping in the charming historic downtown of Cochrane are just a few minutes drive away







and it's a breeze to drive to the mountains, with Canmore only 40 min away. Book your showing today!

### Built in 2014

## **Essential Information**

MLS® # A2214906 Price \$490,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,244

Acres 0.05

Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 68 Sunvalley Road

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0X6

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Insulated, See Remarks

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, Stone Counters, Track Lighting,

Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

Microwave Hood Fan, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, Level, Private, Rectangular Lot, See Remarks,

Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 17th, 2025

Days on Market 30

Zoning R-MD

HOA Fees 146

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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