



**GRASSROOTS**  
REALTY GROUP

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**36 Sunvalley Road  
Cochrane, Alberta**

**MLS # A2233675**



**\$500,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome to 36 Sunvalley Road—an end-unit home on a spacious corner lot in Sunset Ridge with NO CONDO FEES and beautiful west-facing mountain views. Located just two blocks from a K&ndash;8 school and steps from the park, this well-maintained property offers a rare blend of walkability, privacy, and natural light. The wraparound front porch is ideal for morning coffee or evening sunsets, while the fully fenced backyard and double detached garage offer space for outdoor living and secure parking. Inside, large windows and patio doors flood the main floor with light. The open-concept layout features a bright living area, a functional kitchen with quartz island, stainless steel appliances, pantry, and a dining nook with direct access to the porch. Upstairs, two of the three bedrooms enjoy open-sky or mountain views. The primary suite includes a walk-in closet and private 3-piece ensuite, while the additional bedrooms are well-sized and share a clean, modern 4-piece bath. The unfinished basement offers room to grow&mdash;perfect for future development, a home gym, or added storage. A standout opportunity in a growing, family-friendly community.