



GRASSROOTS
REALTY GROUP

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**144 Sunvalley Road
Cochrane, Alberta**

MLS # A2233895



\$500,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,124 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	High Efficiency, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: n/a

For more information, please click Brochure 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 mornings—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 activities—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!