



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**44 Sunvalley Road
Cochrane, Alberta**

MLS # A2247610



\$475,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pri		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood, Tile

Roof: Asphalt

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-MD

Utilities: -

Inclusions: Electric Fireplace in basement

PRICE IMPROVEMENT - DOWN FROM \$485,000 > Welcome to this beautifully maintained townhome in the highly sought-after community of Sunset Ridge in Cochrane. Offering no condo fees and a thoughtfully designed layout, this home features 3 bedrooms and 3.5 bathrooms, including two spacious primary suites upstairs. The bright and open main floor boasts a modern kitchen with quartz countertops, ample cabinetry, stainless steel appliances, and a center island that's perfect for hosting. The dining and living areas are filled with natural light and offer seamless access to your sunny, south-facing backyard, making it a great space to relax or entertain. Upstairs, you'll find two large primary bedrooms, each with a 4-piece ensuite and walk-in closet, providing comfort and privacy. The finished basement includes a cozy entertainment area, an additional bedroom, a full bathroom, and a laundry room. Enjoy mountain views from the back bedroom and take full advantage of the home's close proximity to schools, a beautifully maintained park, and an abundance of walking trails. A double detached garage completes this wonderful property. Don't miss your opportunity to view this beautiful home. HOA fees - the annual fees cover the maintenance and management of common areas such as entry features, parks, boulevards, future facilities, and other amenities.