



**GRASSROOTS**  
REALTY GROUP

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**132 Sunvalley Road  
Cochrane, Alberta**

**MLS # A2256315**



**\$482,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-MD
<b>Utilities:</b>	-

**Inclusions:** Projection Screen, Projector, Kitchen TV

Welcome to the hilltop community of Sunset Ridge! This beautiful NO-CONDO-FEE townhome is ideally located right across the street from the school—perfect for watching your kids walk safely to and from class each day. Step inside to a bright, open-concept main floor featuring a spacious living room, a stylish kitchen with stainless steel appliances, quartz countertops, and a dining area just off the kitchen. A convenient 2-pc powder room completes this level. Upstairs, you’ll find a wonderful primary suite with a 4-pc ensuite and walk-in closet, plus two generously sized kids’/guest bedrooms and an additional 4-pc bathroom. The fully finished lower level offers an impressive theatre setup (projector and screen included!) that can double as a playroom, along with a guest bedroom featuring its own 2-pc ensuite and plenty of storage space. Recent updates include brand-new vinyl flooring and a low-maintenance front yard with lush year-round green astro turf. All this, just steps from schools, walking and biking paths, shopping, and more. This home truly has it all—book your showing today!