



GRASSROOTS
REALTY GROUP

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**112 Sunvalley Road
Cochrane, Alberta**

MLS # A2275401



\$484,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover the opportunity to own a stunning home in one of Cochrane's most sought-after communities of Sunset Ridge! This beautifully designed two-storey townhome offers 3 bedrooms and 3.5 bathrooms, a fully finished basement, and a double detached insulated garage. From the moment you step inside, the home feels bright, warm, and welcoming. The main floor features a comfortable living area and a well-appointed kitchen complete with quartz countertops, stainless steel appliances, and a spacious island ideal for entertaining. A stylish mudroom provides ample space and convenient access from the garage. Step outside to a private deck, plus a lower patio offering additional outdoor living space. Upstairs, you'll find two generous primary suites, each boasting its own walk-in closet and full four-piece ensuite for ultimate comfort and privacy. The fully developed basement includes a large recreation room, an additional four-piece bathroom, and a third bedroom. Ideally located just steps from Ranchview School and surrounded by extensive walking and biking paths, this home offers easy access to everything Cochrane has to offer.