



**GRASSROOTS**  
REALTY GROUP

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**92 Sunvalley Road  
Cochrane, Alberta**

**MLS # A2281365**



**\$480,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters

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

**Inclusions:** Stairwell nook table, basement shelving unit, and pergola

**NO CONDO FEES | DOUBLE DETACHED HEATED GARAGE | CENTRAL A/C (2022) | CLOSE TO SCHOOL | END UNIT** Bright and spacious end-unit townhome with NO CONDO FEES in the heart of Sunset Ridge, offering abundant natural light throughout the main living areas. The open-concept main floor features Bow Luxury Vinyl Plank and tile flooring, quartz countertops, and a large kitchen island with ample cabinet space, perfect for everyday living and entertaining. Step outside to the south-facing, fully fenced backyard with a gas line for BBQs and enjoy mountain views on clear days. Upstairs, the primary bedroom includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms ideal for family, guests, or a home office. The basement is undeveloped with electrical completed and plumbing roughed in for a future bathroom, ready for your personal touch. Additional highlights include central air conditioning (2022) and an insulated, heated double detached garage. Located just one block from a K&ndash;8 school and close to Sunset Pond walking paths, this no-condo-fee home offers sunny, comfortable living in a highly desirable Cochrane location.