



**93 Sunvalley Road  
Cochrane, Alberta**

**MLS # A2189937**



**\$509,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Humidity Control	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** N/A

Welcome to your FOUR BEDROOM, THREE AND A HALF BATH townhouse in Sunset Ridge offering an opportunity to own in one of Cochrane's most desirable neighbourhoods with NO CONDO FEES! Perfectly move-in ready, this home has everything you need and more. Enjoy sunlight all day on your front deck which is set back from the neighbors and keeps that Cochrane breeze to a minimum. Upstairs, you'll find three bedrooms, including a bright primary suite with an ensuite and a full bathroom for the rest of the family. The main floor is thoughtfully designed with an open-concept living and dining space, a functional kitchen and a convenient half-bath. The fully finished basement offers even more versatility with a cozy second living room, a fourth bedroom, a full bathroom and laundry which makes the total size of the property 1,880SQFT OF LIVING SPACE. Outside, enjoy your private fenced yard and DOUBLE-DETACHED GARAGE. Sunset Ridge is more than just a neighbourhood—it's a community designed for living. With scenic walking paths, serene ponds, playgrounds, and schools nearby, there's something for everyone. The community also features its own shopping center, with restaurants and everyday conveniences just minutes from your doorstep. Plus, you're a short drive from both Calgary and the stunning Rocky Mountains, making it easy to enjoy the best of both worlds. Sunlight pours into this home throughout the day, making it feel bright and welcoming and the fully finished basement means no work is needed—just move in and enjoy! Whether you're a first-time buyer, a growing family or looking to invest, this is your chance to get into the market in style.