



**93 Sunvalley Road
Cochrane, Alberta**

MLS # A2189937



\$519,000

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

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

This FOUR BEDROOM, THREE AND A HALF BATH townhouse in Sunset Ridge offers a rare 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. 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 with rich, dark finishes and a convenient half-bath. The fully finished basement offers even more versatility with a cozy second living room, a fourth bedroom or home office, a full bathroom and laundry which makes the total size of the property 1,880sqft. Outside, enjoy your private fenced yard and DOUBLE-DETACHED GARAGE. The front deck is perfect for enjoying the sunshine. 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. (Dishwasher sold as-is)