

# \$509,900 - 73 Sunvalley Road, Cochrane

MLS® #A2205246

**\$509,900**

4 Bedroom, 4.00 Bathroom, 1,287 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

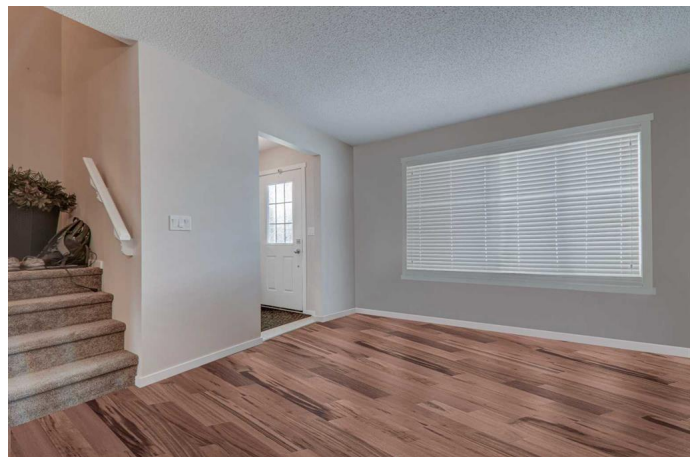
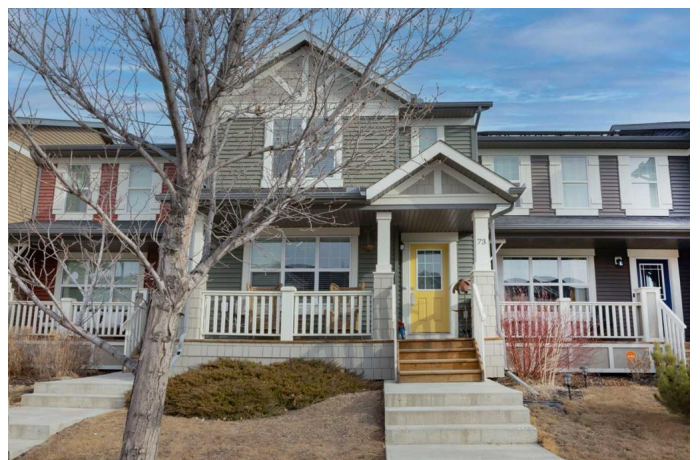
This charming townhome is a highly desirable property in a prime location in Sunset Ridge. The bright, four bedroom two story residence is situated on a desirable lot and the main floor offers a traditional floor plan with entertainment-sized living & dining rooms, large picture windows, and kitchen as well as a two piece powder room. There are three upper floor bedrooms, including a primary bedroom with a 3pc ensuite, and main bath. The fully finished lower level offers a large family/flex room, an additional guest bedroom, and a 4 pc guest bath. That's 1,875 sq ft of living space in total. This gem of a property offers a sun filled covered front porch & access from the kitchen & dining rooms out to a fully fenced patio and child's play backyard. NO CONDO FEES! Other features include a double detached garage and plenty of storage. Mere minutes to schools, parks, walking and bike paths and other amenities. Close to the urban reserve, you will love this neighborhood! The property is in great condition - current tenant lease runs until April 30th - please offer 24 hour notice for showings during this last month of tenancy.

Built in 2014

## Essential Information

MLS® #                   A2205246

Price                     \$509,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,287
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	73 Sunvalley Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H4

### **Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	11
Zoning	R-3
HOA Fees	155
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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