

\$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

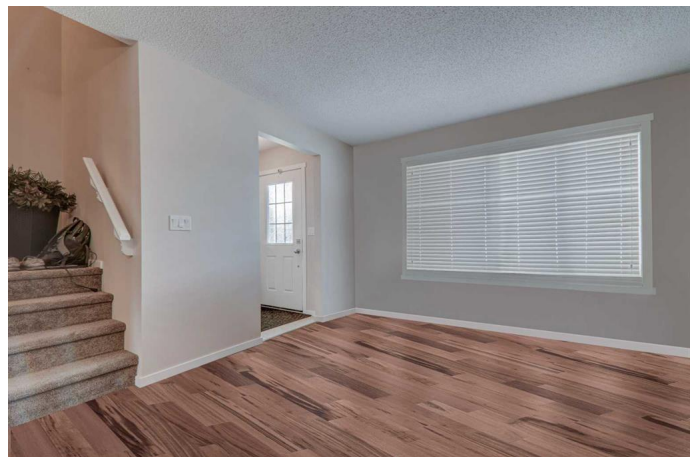
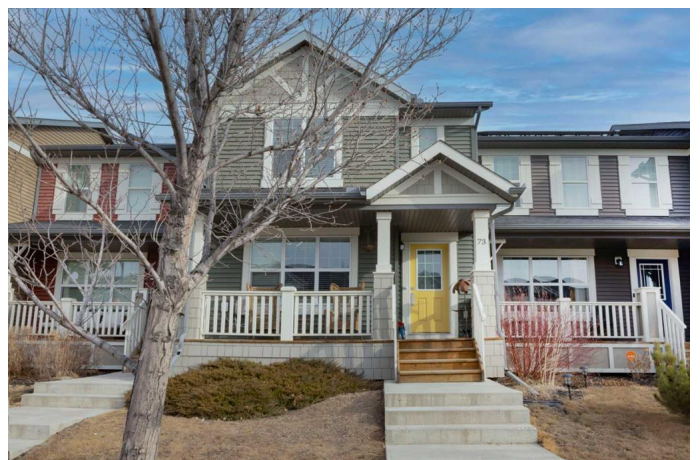
This charming townhome is a highly desirable property in a prime location in Sunset Ridge. The bright, four bedroom two story residence is situated on a desirable lot and the main floor offers a traditional floor plan with entertainment-sized living & dining rooms, large picture windows, and kitchen 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	5
Zoning	R-3
HOA Fees	155
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.