

\$500,000 - 144 Sunvalley Road, Cochrane

MLS® #A2233895

\$500,000

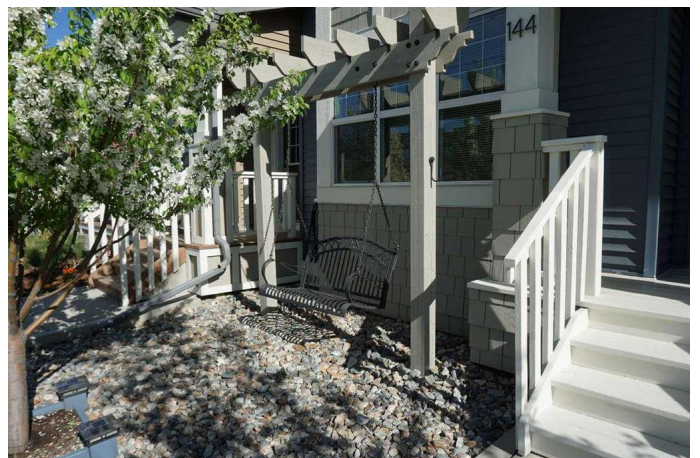
3 Bedroom, 4.00 Bathroom, 1,124 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

For more information, please click Brochure button.

Unique Townhouse in an Award Winning Neighborhood - No Condo Fees! Welcome to your next home sweet home, where comfort meets style in this beautifully designed townhouse. Nestled in a vibrant community, this property boasts an ideal location directly across from K-8 school and just moments away from picturesque parks, making it perfect for families and active individuals alike. 2 Luxurious Master Suites: Experience ultimate relaxation in not one, but two spacious master suites, each complete with ensuite bathrooms. These retreats provide a sanctuary where you can unwind after a long day, offering privacy and convenience. Open Concept Living: the main floor features a bright, airy open concept layout that seamlessly blends the living, dining, and kitchen areas. Perfect for entertaining guests or enjoying family gatherings, this space is designed for modern living with functionality and style. The finished basement is a versatile space designed to suit your lifestyle needs. Whether it's a cozy family room, an entertainment hub, or a home office, this area can be transformed into anything your mind can think of. Say goodbye to parking woes! The finished garage not only provides shelter for your vehicle but can also serve as additional storage or a workshop, keeping your home organized and clutter-free. With three and a half bathrooms, morning routines are a breeze! No more waiting in line



during busy morningsâ€”this home ensures everyone has their own space to get ready. Need space for visitors? The additional guest bedroom offers a welcoming retreat for family and friends, ensuring their stay is comfortable and enjoyable. Ideal Location: The convenience of having a school right across the street means your children can walk to class with ease. Plus, the nearby parks provide ample opportunity for outdoor activitiesâ€”whether itâ€™s a leisurely stroll, a picnic at the pond, or a weekend soccer game, you're just steps away from nature's beauty. Located in a well-established and sought-after community, this townhouse is surrounded by friendly neighbors, local amenities, and a strong sense of community spirit. This townhouse is not just a home; it's an investment in a lifestyle filled with convenience, comfort, and community. Donâ€™t miss your chance to make this gem your own!

Built in 2015

Essential Information

MLS® #	A2233895
Price	\$500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,124
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	144 Sunvalley Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Gas Water Heater, Microwave, Oven, Range Hood, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Gas Grill
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	13
Zoning	R-MD
HOA Fees	140
HOA Fees Freq.	ANN

Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.