

92 Sunvalley Road
Cochrane, Alberta

MLS # A2281365



\$480,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Stairwell nook table, basement shelving unit, and pergola

NO CONDO FEES | DOUBLE DETACHED HEATED GARAGE | CENTRAL A/C (2022) | CLOSE TO SCHOOL | END UNIT Bright and spacious end-unit townhome with NO CONDO FEES in the heart of Sunset Ridge, offering abundant natural light throughout the main living areas. The open-concept main floor features Bow Luxury Vinyl Plank and tile flooring, quartz countertops, and a large kitchen island with ample cabinet space, perfect for everyday living and entertaining. Step outside to the south-facing, fully fenced backyard with a gas line for BBQs and enjoy mountain views on clear days. Upstairs, the primary bedroom includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms ideal for family, guests, or a home office. The basement is undeveloped with electrical completed and plumbing roughed in for a future bathroom, ready for your personal touch. Additional highlights include central air conditioning (2022) and an insulated, heated double detached garage. Located just one block from a K–8 school and close to Sunset Pond walking paths, this no-condo-fee home offers sunny, comfortable living in a highly desirable Cochrane location.