

# **\$509,000 - 68 Sunvalley Road, Cochrane**

MLS® #A2214906

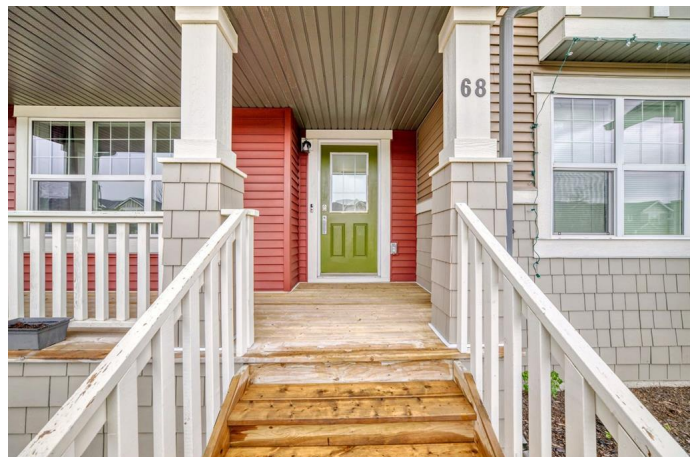
**\$509,000**

4 Bedroom, 4.00 Bathroom, 1,244 sqft

Residential on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this beautiful 4 bed/3.5 bath no condo fee townhome, with a double detached garage, CENTRAL AC (2024) , NEWER FURNACE (2024) and just a block from RancheView School, in the sought after community of Sunset Ridge in Cochrane! As you walk up to the home you'll appreciate the homey front porch where you can greet friends & neighbours. The open concept main floor is perfect for entertaining, featuring new paint throughout, large sunny windows, a good sized mid kitchen with large island & quartz counters, loads of cabinetry and dining room overlooking the peaceful backyard. A mudroom area & powder room complete the main floor. The private backyard has a lovely patio for dining al fresco and grass for your kids & fur babies alike to play. The double detached garage is drywalled & insulated and has a winter rated insulated overhead door. Upstairs, the primary suite features large sunny windows, a good sized walk in closet & 3 pc ensuite w/large shower. Two additional good sized bedrooms, both with gorgeous mountain views and 4 pc bath complete the upper level. In the fully finished basement, you'll find a recreation room perfect for movie nights, a 4th bedroom, 3 pc bath & laundry. The community of Sunset Ridge features a central park, numerous playgrounds, walking/bike paths, an outdoor gym circuit and is just a few minutes walk to the pond. Shopping in the charming historic downtown of Cochrane are just a few minutes drive away



and it's a breeze to drive to the mountains,  
with Canmore only 40 min away. Book your  
showing today!

Built in 2014

### Essential Information

MLS® #	A2214906
Price	\$509,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,244
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	68 Sunvalley Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, See Remarks
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s), Stone Counters, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s),

	Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Level, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	6
Zoning	R-MD
HOA Fees	146
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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