

\$475,000 - 44 Sunvalley Road, Cochrane

MLS® #A2247610

\$475,000

3 Bedroom, 4.00 Bathroom, 1,197 sqft

Single Family on 0.05 Acres

Sunset Ridge, Cochrane, Alberta

PRICE IMPROVEMENT - DOWN FROM \$485,000 > Welcome to this beautifully maintained townhome in the highly sought-after community of Sunset Ridge in Cochrane. Offering no condo fees and a thoughtfully designed layout, this home features 3 bedrooms and 3.5 bathrooms, including two spacious primary suites upstairs. The bright and open main floor boasts a modern kitchen with quartz countertops, ample cabinetry, stainless steel appliances, and a center island that's perfect for hosting. The dining and living areas are filled with natural light and offer seamless access to your sunny, south-facing backyard, making it a great space to relax or entertain. Upstairs, you'll find two large primary bedrooms, each with a 4-piece ensuite and walk-in closet, providing comfort and privacy. The finished basement includes a cozy entertainment area, an additional bedroom, a full bathroom, and a laundry room. Enjoy mountain views from the back bedroom and take full advantage of the home's close proximity to schools, a beautifully maintained park, and an abundance of walking trails. A double detached garage completes this wonderful property. Don't miss your opportunity to view this beautiful home. HOA fees - the annual fees cover the maintenance and management of common areas such as entry features, parks, boulevards, future facilities, and other amenities. (id:6289)



Built in 2015

Essential Information

Listing #	A2247610
Price	\$475,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,197
Acres	0.05
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	44 Sunvalley Road
Subdivision	Sunset Ridge
City	Cochrane
Province	Alberta
Postal Code	T4C0X6

Amenities

Amenities	Park, Playground, Schools
Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage, Street
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Exterior Features Landscaped, Lawn
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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Listing information last updated on October 14th, 2025 at 11:46pm PDT