

\$485,000 - 44 Sunvalley Road, Cochrane

MLS® #A2247610

\$485,000

3 Bedroom, 4.00 Bathroom, 1,197 sqft
Residential on 0.05 Acres

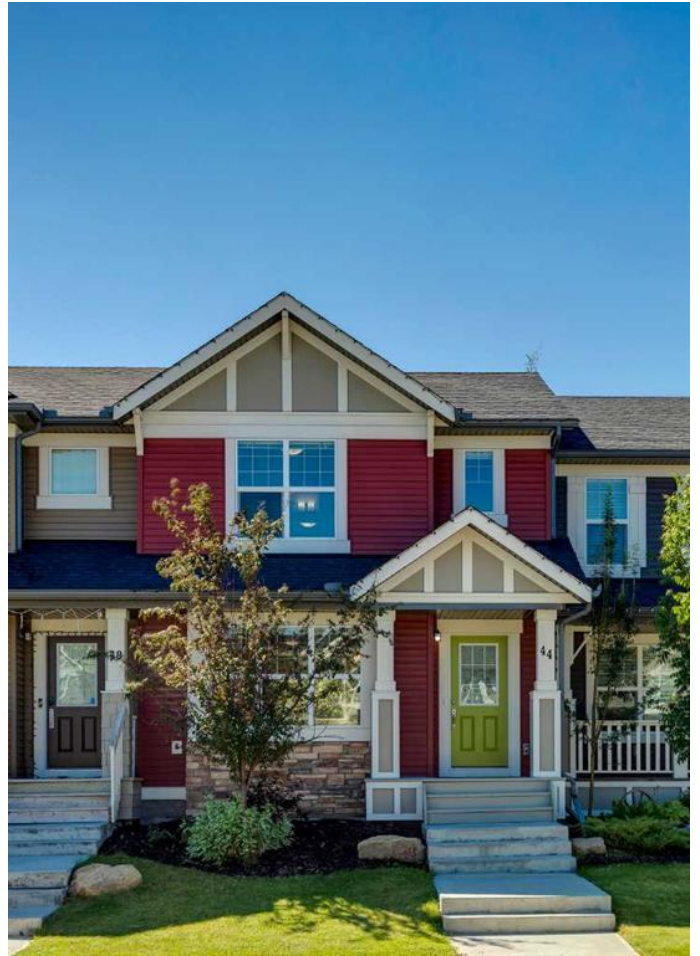
Sunset Ridge, Cochrane, Alberta

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.

Built in 2015

Essential Information

MLS® #	A2247610
Price	\$485,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,197
Acres	0.05
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	44 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, Garage Door Opener, Garage Faces Rear, On Street
# of Garages	1

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Dryer, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Basement
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	17
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.