

# \$525,000 - 36 Sunvalley Road, Cochrane

MLS® #A2215563

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

\*\*\*OPEN HOUSE Saturday, May 10

1:00-2:00pm\*\*\* Set on a spacious corner lot, this beautifully designed home strikes the perfect balance between classic character and modern function. The inviting wrap-around front porch is more than just curb appeal—it's a front-row seat to stunning mountain views and the perfect place to unwind. Ideally located just two blocks from a K-8 school and steps from a serene park, the setting offers a blend of family-friendly living and scenic tranquility. The fully fenced backyard and side yard deliver ample room to play, entertain, or simply enjoy the outdoors, while the detached double garage ensures plenty of space for parking and storage. Inside, the home is flooded with natural light thanks to its end-unit positioning, oversized windows, and sliding patio doors that open directly to the porch. The main floor showcases an open-concept layout where the kitchen, dining nook, and living room come together effortlessly. With sleek stainless steel appliances, a generous pantry, quartz island, and a kitchen window that overlooks your backyard, the space is both functional and inspiring. The adjacent dining area offers direct access to the wrap-around porch—perfect for summer dinners or morning coffee in the sun. Upstairs, the primary retreat features large windows framing picturesque views, a bright walk-in closet, and a stylish 3-piece ensuite. Two additional bedrooms share a modern 4-piece bath, with one offering a semi-walk-in



closet. The unfinished basement is a blank slate with endless potential—ideal for future development or added storage. Best of all? No condo fees. With its incredible mountain views, walkable location, and thoughtfully curated features, and amazing neighbours, this is the kind of home that doesn't come around often.

Built in 2015

**Essential Information**

MLS® #	A2215563
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	36 Sunvalley Road
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0X6

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Gravity Realty Group
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