



GRASSROOTS
REALTY GROUP

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**93 Sunvalley Road
Cochrane, Alberta**

MLS # A2309310



\$488,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to this beautifully maintained no condo fee attached townhome in the highly sought-after community of Sunset Ridge. Offering an exceptional blend of functionality, style, and outdoor living, this home is perfectly positioned near ponds, schools, playgrounds, and scenic natural reserves. Step inside to discover a bright and inviting main level featuring a spacious living room overlooking the charming covered front patio, the perfect spot to enjoy your morning coffee. The thoughtfully designed kitchen is sure to impress with stone countertops, a large island, and ample prep and storage space. The dining area is enhanced by stunning floor-to-ceiling open shelving, creating both a stylish focal point and a practical storage solution. Completing the main floor is a convenient mudroom with direct access to your private backyard, along with a perfectly placed powder room. Upstairs, the expansive primary retreat is filled with natural light from the south-facing windows and features a walk-in closet along with a private 4-piece ensuite. Two additional generously sized bedrooms and another full 4-piece bathroom complete the upper level. The fully developed basement offers even more living space with a massive recreation room, a fourth bedroom, an additional full bathroom, and a dedicated laundry area, ideal for growing families, guests, or a home office setup. Outside, enjoy your own private backyard oasis complete with an oversized deck, a stunning pergola, and plenty of space for entertaining or relaxing on warm summer evenings. The double detached garage adds both convenience and additional storage. This is an incredible opportunity to own a stylish, functional, and move-in-ready home in one of Cochrane's most desirable family communities.

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