



GRASSROOTS
REALTY GROUP

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40 Sunvalley Road
Cochrane, Alberta

MLS # A2329574



\$465,000

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Mount, Blinds

Welcome to this beautifully maintained home in the award-winning community of Sunset Ridge — known for its stunning mountain views, scenic walking paths, family-friendly atmosphere, and convenient access to schools, parks, playgrounds, and everyday amenities. Offering the perfect blend of comfort, style, and functionality, this home is an incredible opportunity for first-time buyers, growing families, or anyone looking to enjoy all that Cochrane has to offer. The bright and inviting open-concept main floor is designed for modern living, featuring quartz countertops, stainless steel appliances, upgraded refrigerator, durable laminate flooring, and a spacious central island that makes entertaining effortless. Large windows bring in an abundance of natural light while overlooking the fully fenced backyard and large deck — perfect for summer BBQs, relaxing evenings, or watching kids and pets play. Upstairs, you'll find three spacious bedrooms including a generous primary retreat complete with a walk-in closet and private ensuite. The additional bedrooms offer flexibility for family, guests, or a home office setup. The unfinished basement provides endless potential to customize the space to fit your lifestyle, whether you envision a future rec room, gym, additional bedroom, or media space. Additional features include newly installed central air conditioning, tile flooring in key areas, basement laundry, and a double detached garage with partial insulation offering plenty of space for parking and extra storage. Located in one of Cochrane's most desirable communities with easy access to schools, Calgary, the mountains, endless walking and biking paths, this move-in ready home offers exceptional value, lifestyle, and freedom from monthly condo fees.

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