



GRASSROOTS
REALTY GROUP

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**41 Sunvalley Road
Cochrane, Alberta**

MLS # A2342105



\$419,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions:	N/A
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AMAZING VALUE NO CONDO FEE | AIR CONDITIONING | DOUBLE MASTER ENSUITES | DOUBLE GARAGE Welcome to Sunset Ridge! This bright and well-maintained home offers over 1,200 sq. ft. of above-grade living space, featuring two spacious master bedrooms with private ensuites, 2.5 bathrooms, and a functional open-concept layout. The main level showcases luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and a generous kitchen island—perfect for everyday living and entertaining. Upstairs, you'll find two spacious master suites, each complete with a walk-in closet and private ensuite. Enjoy the convenience of central air conditioning, Reverse osmosis water system, water softener, chlorine filter, low-maintenance landscaping, a covered front porch, and a double attached garage. Ideally located close to shops, parks, schools, and everyday amenities. Excellent value and move-in ready—don't miss this opportunity! Call today to schedule your private showing.