

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

MLS® #A2215563

**\$525,000**

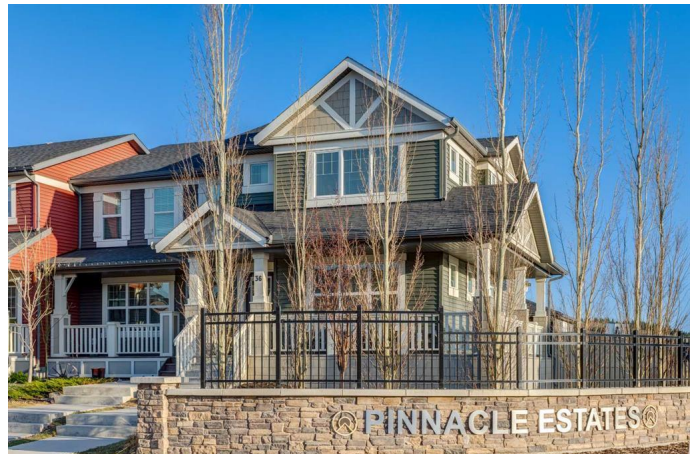
3 Bedroom, 3.00 Bathroom, 1,258 sqft

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 | 6             |
| Zoning         | R-MD          |
| HOA Fees       | 153           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Gravity Realty Group |
|----------------|----------------------|

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.