

# \$500,000 - 36 Sunvalley Road, Cochrane

MLS® #A2233675

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

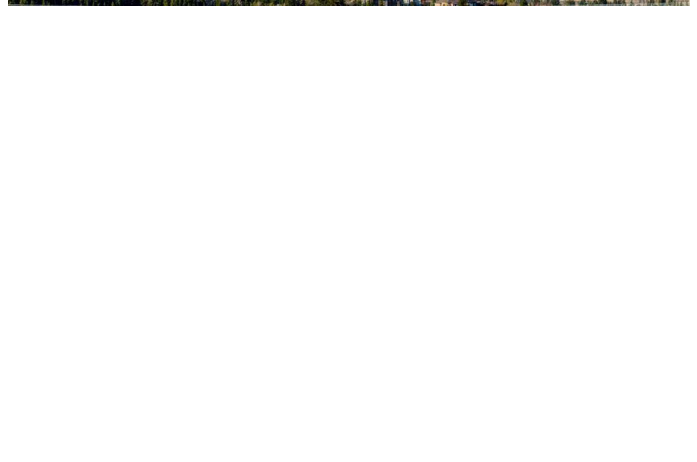
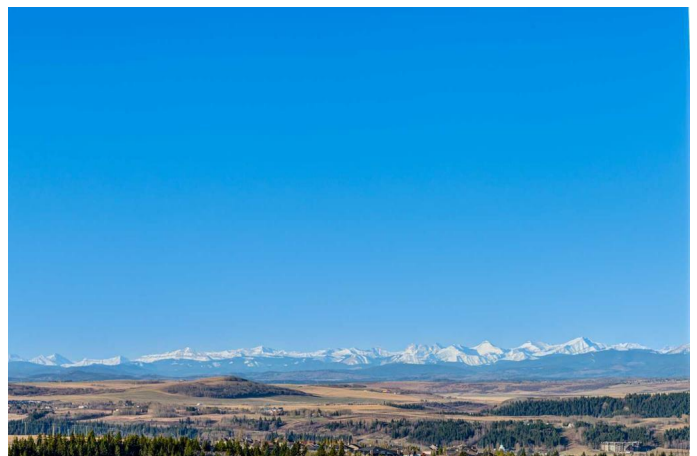
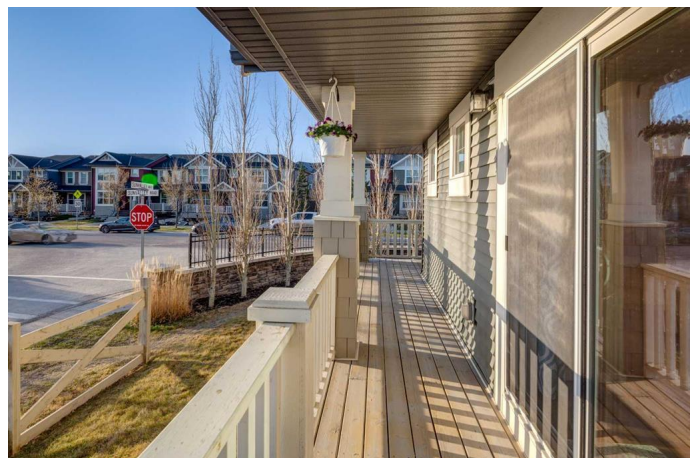
Welcome to 36 Sunvalley Road—an end-unit home on a spacious corner lot in Sunset Ridge with NO CONDO FEES and beautiful west-facing mountain views. Located just two blocks from a K-8 school and steps from the park, this well-maintained property offers a rare blend of walkability, privacy, and natural light. The wraparound front porch is ideal for morning coffee or evening sunsets, while the fully fenced backyard and double detached garage offer space for outdoor living and secure parking. Inside, large windows and patio doors flood the main floor with light. The open-concept layout features a bright living area, a functional kitchen with quartz island, stainless steel appliances, pantry, and a dining nook with direct access to the porch. Upstairs, two of the three bedrooms enjoy open-sky or mountain views. The primary suite includes a walk-in closet and private 3-piece ensuite, while the additional bedrooms are well-sized and share a clean, modern 4-piece bath. The unfinished basement offers room to grow—perfect for future development, a home gym, or added storage. A standout opportunity in a growing, family-friendly community.

Built in 2015

## Essential Information

MLS® #                      A2233675

Price                        \$500,000



|                |               |
|----------------|---------------|
| 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        | Alley Access, Double Garage Detached, Garage Door Opener, Side By Side, Garage Faces Rear, On Street, Other, Rear Drive |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Track Lighting |
| 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, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Lighting, Other, Private Yard |
|-------------------|---|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Other, See Remarks, Views |
| Roof            | Asphalt Shingle   |
| Construction    | Vinyl Siding, Wood Frame, Other   |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 9               |
| Zoning         | R-MD            |
| HOA Fees       | 153             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

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

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