

# \$510,000 - 36 Sunvalley Road, Cochrane

MLS® #A2215563

**\$510,000**

3 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.09 Acres

Sunset Ridge, Cochrane, Alberta

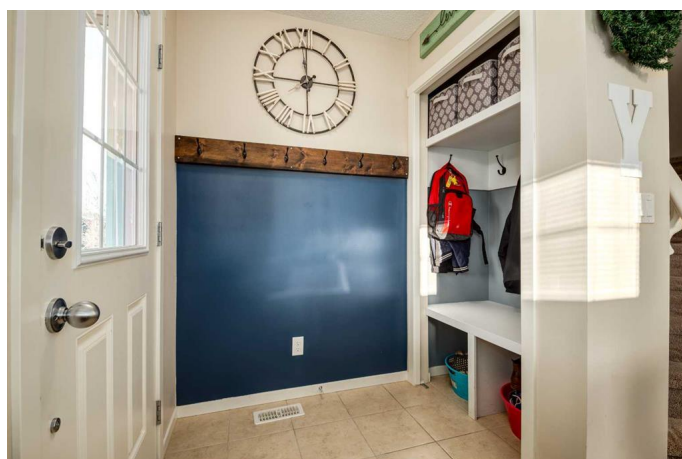
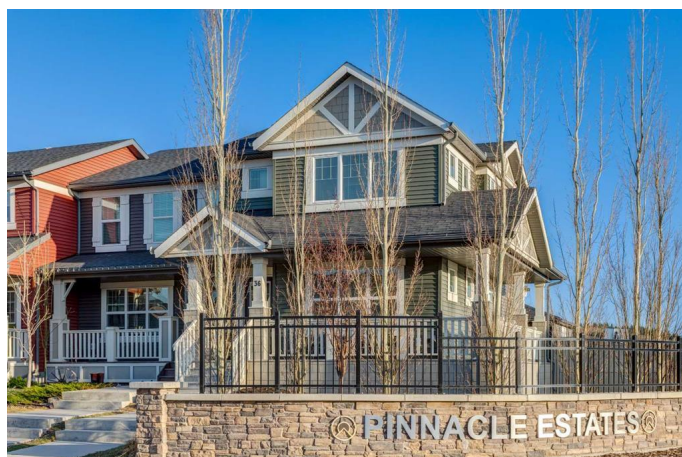
Welcome to 36 Sunvalley Road, a well-maintained home situated on a spacious corner lot with a west-facing wrap-around porch offering clear mountain views. Located just two blocks from a K&#8 school and steps from a nearby park, the property features a fully fenced backyard and side yard, along with a detached double garage for secure parking and extra storage. As an end-unit, the home benefits from abundant natural light through oversized windows and sliding patio doors. The main floor includes an open-concept layout connecting the kitchen, dining nook, and living room, with stainless steel appliances, a quartz island, a large pantry, and a kitchen window that overlooks the backyard. The adjacent dining area provides direct access to the porch. Upstairs, all three bedrooms are good size, including a spacious primary with a bright walk-in closet and a 3-piece ensuite. Two additional bedrooms share a 4-piece bathroom&#8 one featuring a semi walk-in closet. The basement is unfinished, offering flexible space for future development or storage. This is a freehold property with no condo fees.

Built in 2015

## Essential Information

MLS® # A2215563

Price \$510,000



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	38
Zoning	R-MD
HOA Fees	153
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.