



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

44 Sunvalley Road
Cochrane, Alberta

MLS # A2247610



\$475,000

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	Electric Fireplace in basement		

PRICE IMPROVEMENT - DOWN FROM \$485,000 > Welcome to this beautifully maintained townhome in the highly sought-after community of Sunset Ridge in Cochrane. Offering no condo fees and a thoughtfully designed layout, this home features 3 bedrooms and 3.5 bathrooms, including two spacious primary suites upstairs. The bright and open main floor boasts a modern kitchen with quartz countertops, ample cabinetry, stainless steel appliances, and a center island that’s perfect for hosting. The dining and living areas are filled with natural light and offer seamless access to your sunny, south-facing backyard, making it a great space to relax or entertain. Upstairs, you’ll find two large primary bedrooms, each with a 4-piece ensuite and walk-in closet, providing comfort and privacy. The finished basement includes a cozy entertainment area, an additional bedroom, a full bathroom, and a laundry room. Enjoy mountain views from the back bedroom and take full advantage of the home’s close proximity to schools, a beautifully maintained park, and an abundance of walking trails. A double detached garage completes this wonderful property. Don’t miss your opportunity to view this beautiful home. HOA fees - the annual fees cover the maintenance and management of common areas such as entry features, parks, boulevards, future facilities, and other amenities.