



THE
A-TEAM

**RE/MAX
FIRST**

93 SUNVALLEY Road, Cochrane T4C0X7

MLS®#: **A2189937**

Area: **Sunset Ridge**

Listing Date: **01/24/25**

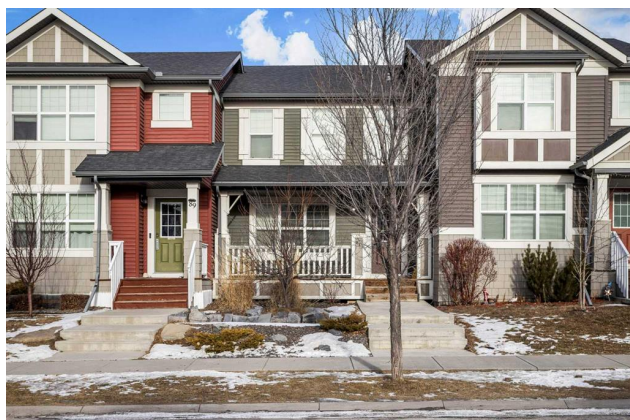
List Price: **\$519,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **2014**

Lot Information

Lot Sz Ar: **2,163 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,280**
Low Sqft:
Ttl Sqft: **1,280**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Humidity Control**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Aluminum Siding ,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	2`9" x 7`5"
Kitchen	Main	8`4" x 11`7"
4pc Bathroom	Second	5`0" x 7`10"
Bedroom	Second	10`0" x 9`10"
Bedroom - Primary	Second	13`8" x 10`6"
Living Room	Basement	14`11" x 15`3"

Room	Level	Dimensions
Dining Room	Main	12`0" x 10`11"
Living Room	Main	14`11" x 12`0"
4pc Ensuite bath	Second	4`11" x 9`3"
Bedroom	Second	9`1" x 9`10"
4pc Bathroom	Basement	7`10" x 4`11"
Bedroom	Basement	9`7" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313277

Zoning:
R-MD

Remarks

Pub Rmks:

This FOUR BEDROOM, THREE AND A HALF BATH townhouse in Sunset Ridge offers a rare opportunity to own in one of Cochrane's most desirable neighbourhoods with NO CONDO FEES! Perfectly move-in ready, this home has everything you need and more. Upstairs, you'll find three bedrooms, including a bright primary suite with an ensuite and a full bathroom for the rest of the family. The main floor is thoughtfully designed with an open-concept living and dining space, a functional kitchen with rich, dark finishes and a convenient half-bath. The fully finished basement offers even more versatility with a cozy second living room, a fourth bedroom or home office, a full bathroom and laundry which makes the total size of the property 1,880sqft. Outside, enjoy your private fenced yard and DOUBLE-DETACHED GARAGE. The front deck is perfect for enjoying the sunshine. Sunset Ridge is more than just a neighbourhood—it's a community designed for living. With scenic walking paths, serene ponds, playgrounds, and schools nearby, there's something for everyone. The community also features its own shopping center, with restaurants and everyday conveniences just minutes from your doorstep. Plus, you're a short drive from both Calgary and the stunning Rocky Mountains, making it easy to enjoy the best of both worlds. Sunlight pours into this home throughout the day, making it feel bright and welcoming and the fully finished basement means no work is needed—just move in and enjoy! Whether you're a first-time buyer, a growing family or looking to invest, this is your chance to get into the market in style. (Dishwasher sold as-is)

Inclusions:
Property Listed By:

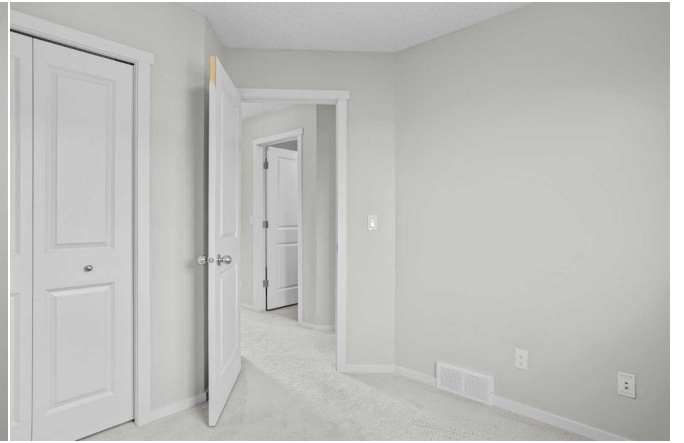
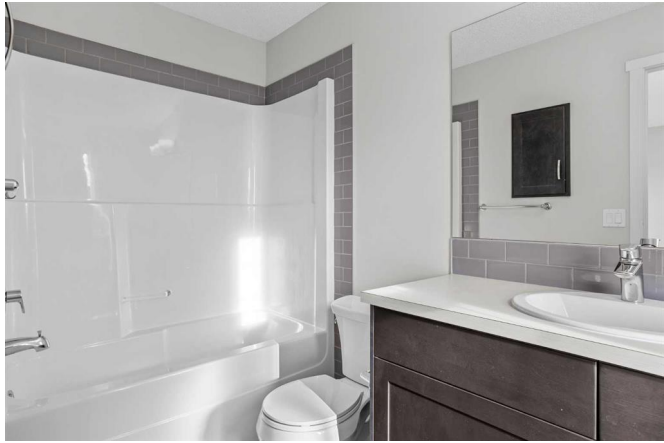
N/A
GRASSROOTS REALTY GROUP

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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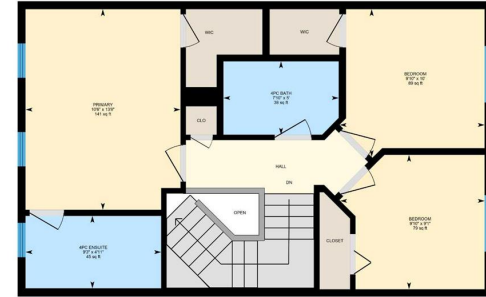
Main Floor Exterior Area 642.39 sq ft
Interior Area 587.83 sq ft



0 2 4 ft PREPARED: 2025/1/24
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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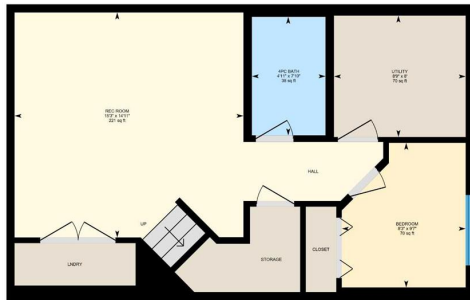
2nd Floor Exterior Area 636.54 sq ft
Interior Area 551.28 sq ft
Excluded Area 10.27 sq ft



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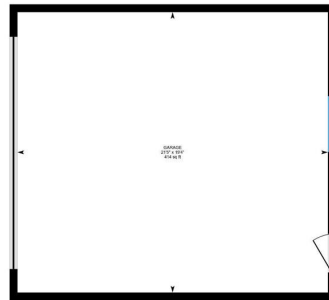
Basement (Below Grade) Exterior Area 599.82 sq ft
Interior Area 545.38 sq ft



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Garage Excluded Area 459.30 sq ft



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