

# \$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

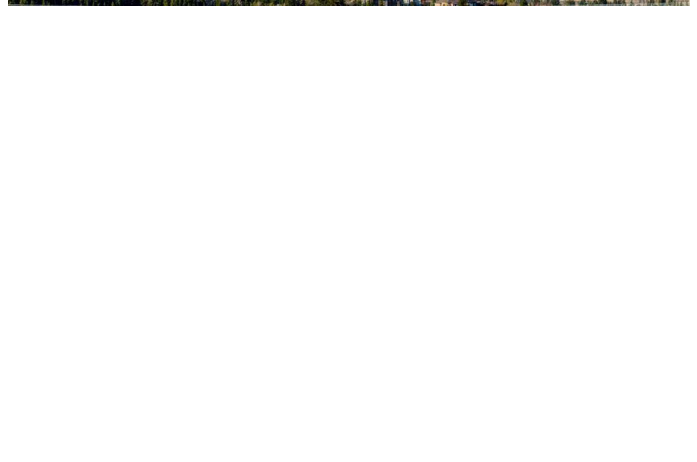
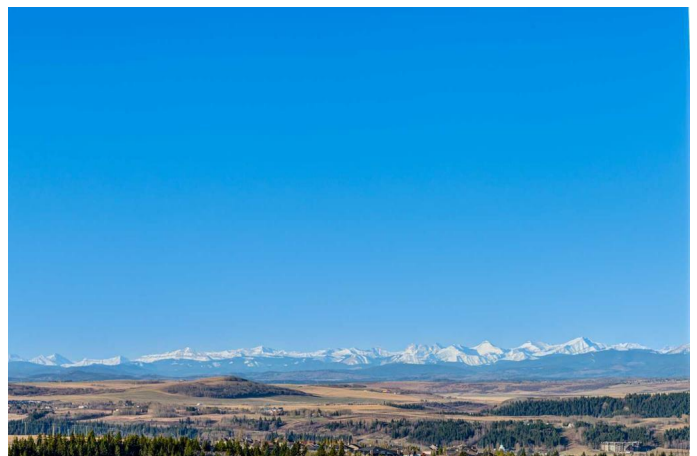
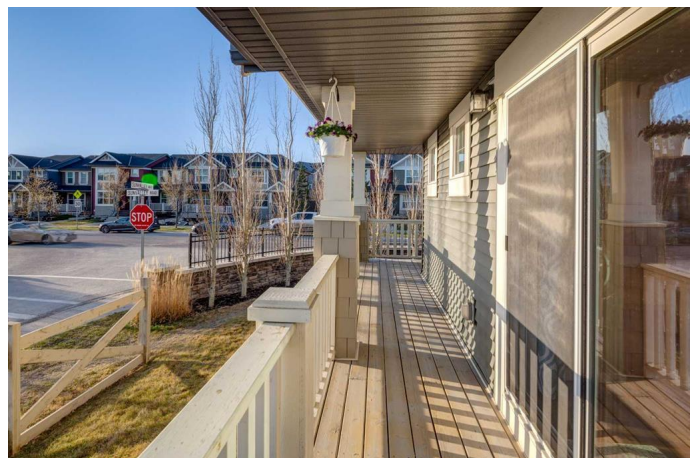
Welcome to 36 Sunvalley Road—an end-unit home on a spacious corner lot in Sunset Ridge with NO CONDO FEES and beautiful west-facing mountain views. Located just two blocks from a K-8 school and steps from the park, this well-maintained property offers a rare blend of walkability, privacy, and natural 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	5
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.