



## 73 Sunvalley Road Cochrane Alberta

\$509,900

This charming townhome is a highly desirable property in a prime location in Sunset Ridge. The bright, four bedroom two story residence is situated on a desirable lot and the main floor offers a traditional floor plan with entertainment-sized living & dining rooms, large picture windows, and kitchen as well as a two piece powder room. There are three upper floor bedrooms, including a primary bedroom with a 3pc ensuite, and main bath. The fully finished lower level offers a large family/flex room, an additional guest bedroom, and a 4 pc guest bath. That's 1,875 sq ft of living space in total. This gem of a property offers a sun filled covered front porch & access from the kitchen & dining rooms out to a fully fenced patio and child's play backyard. NO CONDO FEES! Other features include a double detached garage and plenty of storage. Mere minutes to schools, parks, walking and bike paths and other amenities. Close to the urban reserve, you will love this neighborhood! The property is in great condition - current tenant lease runs until April 30th - please offer 24 hour notice for showings during this last month of tenancy. (id:6769)

Primary Bedroom 13.67 Ft x 12.42 Ft

Bedroom 10.75 Ft x 10.25 Ft

Bedroom 8.92 Ft x 10.50 Ft

3pc Bathroom 4.92 Ft x 7.83 Ft

4pc Bathroom 4.83 Ft x 10.33 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Bedroom 10.00 Ft x 9.58 Ft

Recreational, Games room 12.67 Ft x 12.50 Ft

Laundry room 5.67 Ft x 6.17 Ft

Furnace 8.25 Ft x 9.25 Ft

Living room 12.75 Ft x 12.83 Ft

Kitchen 15.00 Ft x 10.00 Ft

Dining room 13.17 Ft x 8.17 Ft

2pc Bathroom 5.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central



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