



## 104 SUNVALLEY Road Cochrane AB

\$349,900

IDEAL LOCATION! kiddy corner from Elementary school. Small park two doors away with pathway to ravine and mountain views behind the homes. One block away is a huge lake with walking paths around it. Views of the mountains and valley from master bedroom. Double detached garage(21x19) behind fenced and landscaped yard with SOUTH facing rear yard. Great front covered verandah in front. Front foyer is tiled as you enter the home. Large Great room , dining area and Kitchen with quartz counters,white cabinets, SS appliances(like new),niche for buffet in dining area, laminate hardwood floors. Nine foot ceilings.1/2 bath off rear entry to rear yard and garage. The upper level has 2 large bedrooms each with own 4pc ensuite. The lower level is finished with bedroom 3 and a 4pc bathroom,family room and laundry area(finished). 4 Tv's and mounts, BBQ,water softner, central vac/attachments included. Ready to move in to . Tasteful upgrades ! WELCOME HOME!

Living Room 12'10" x 12'1"

Dining Room 11'8" x 8'4"

Kitchen 12'10" x 8'9"

Bedroom 12'7" x 12'7"

Bedroom 12'10" x 11'6"

Bedroom 8'11" x 8'11"

Laundry Room 7'6" x 5'11"

Family Room 12'10" x 12'1"



**Denise Staples**

CIR REALTY

Phone: (403) 607-3106

d.staples@shaw.ca



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130 5th Ave West, Cochrane, AB,

Phone: (403) 607-3106

d.staples@shaw.ca