



## 92 Sunvalley Road Cochrane Alberta

\$480,000

NO CONDO FEES | DOUBLE DETACHED HEATED GARAGE | CENTRAL A/C (2022) | CLOSE TO SCHOOL | END UNIT  
Bright and spacious end-unit townhome with NO CONDO FEES in the heart of Sunset Ridge, offering abundant natural light throughout the main living areas. The open-concept main floor features Bow Luxury Vinyl Plank and tile flooring, quartz countertops, and a large kitchen island with ample cabinet space, perfect for everyday living and entertaining. Step outside to the south-facing, fully fenced backyard with a gas line for BBQs and enjoy mountain views on clear days. Upstairs, the primary bedroom includes a walk-in closet and 4-piece ensuite, complemented by two additional bedrooms ideal for family, guests, or a home office. The basement is undeveloped with electrical completed and plumbing roughed in for a future bathroom, ready for your personal touch. Additional highlights include central air conditioning (2022) and an insulated, heated double detached garage. Located just one block from a K-8 school and close to Sunset Pond walking paths, this no-condo-fee home offers sunny, comfortable living in a highly desirable Cochrane location. (id:6769)

Primary Bedroom 10.42 Ft x 13.58 Ft

Bedroom 8.75 Ft x 9.08 Ft

Bedroom 9.33 Ft x 9.42 Ft

4pc Bathroom 5.00 Ft x 7.08 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Other 5.00 Ft x 6.08 Ft

Living room 11.83 Ft x 12.42 Ft

Dining room 8.83 Ft x 12.00 Ft

Kitchen 9.17 Ft x 11.58 Ft

Other 3.50 Ft x 6.83 Ft

2pc Bathroom 2.67 Ft x 7.42 Ft

Listing Presented By:



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