



GRASSROOTS
REALTY GROUP

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**2206, 15 Sunset Square
Cochrane, Alberta**

MLS # A2219530



\$299,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	N/A		

Sunset Ridge welcomes you to the desirable, secure and peaceful Homestead Village Condo complex. This lovely, immaculately kept 2 Bdrm unit, located on the 2nd floor w/ elevator access, features an East facing unit allowing you to enjoy morning & early afternoon sun while enjoying your coffee and partial mountain views to the south. Open concept floorplan w/ good size dining space & comfortable cozy living area. Galley kitchen, beautiful granite counter tops, large raised eating bar, dark wood cabinetry, plenty of cupboard & counter space & stainless steel appliances. Primary Bdrm offers walkin closet & "cheater door" access to main 4pc Bath. Large 2nd Bdrm enhanced w/ glass French doors & custom character window offers variety of uses. Convenient In-suite laundry & storage, also included 1 underground titled parking stall & assigned cage storage . Subject to availability, additional oversized storage can be rented, as well as communal bike storage. This building offers easily accessible garbage chutes on each floor & convenient recycling station in basement. Building pet policy allows up to 2 pets each under 10kg (35cm to shoulder max) No short term rentals allowed & 85% owner occupied. Convenient location with variety of amenities just steps away, including gas station, restaurant, medical clinic, pharmacy, veterinary clinic & more. Quaint community with variety of scenic walking & bike paths connecting to downtown and river valley. This is the one, move in ready!