



**GRASSROOTS**  
REALTY GROUP

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**715, 101 Sunset Drive  
Cochrane, Alberta**

**MLS # A2235499**



**\$359,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Outside, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	C-SC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Keypad Lock on door, all plumbing and lighting fixtures.

A low-maintenance dream in this bright and recently renovated townhouse. Located in the best part of Cochrane. It has everything you will need for today's modern living - proximity to shopping, dining, parks, and schools! Upgraded throughout, with gorgeous new Luxury vinyl plank floors, new carpet up and new blinds! Stylish neutral tones flowing through a bright and open concept layout consisting of a spacious living room, generous dining area, and gorgeous kitchen, featuring rich full-height cabinetry, a custom tile backsplash, and sleek stainless steel appliances. The western-exposure patio is perfect for al fresco dining in sunny weather, and has a BBQ sub already in place for you! Both bedrooms upstairs are a good size with plenty of natural light, with the master retreat offering a private ensuite with granite counters and linen storage. The basement comes insulated and unspoiled awaiting your creativity. Outstanding home in a fantastic location. Quick possession! See yourself living here today!