



GRASSROOTS
REALTY GROUP

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**2310, 15 Sunset Square
Cochrane, Alberta**

MLS # A2240240



\$369,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,127 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: California Closet Pantry, California Closet Media Unit, California closet office built-ins with Murphy Bed

Welcome to The Village at Sunset Ridge – This stunning 2 bed/2 bath third floor apartment offers over 1100 square feet of living space, over an expansive open plan layout. Soaring 9’ ceilings and oversized windows add to the feeling of space and flood the home with natural light. You’ll love the large kitchen with gorgeous granite countertops, stainless steel appliances (including new dishwasher and microwave) and enormous built in Pantry by California Closets. Beyond that, you’ll find your spacious dining area and grand living room with MORE custom built-in features. The light-filled Primary bedroom retreat features double closets (one is a walk-in) and an immense ensuite bathroom with walk-in shower and granite countertops. The second bedroom is also oversized, with a built-in office setup and Murphy bed, and connects directly to the main bath — perfect for guests or roommates! Extras: Balcony with Mountain views, In-suite laundry + storage room, TWO TITLED PARKING STALLS (1 heated underground and 1 outdoor surface stall), separate storage locker and access to additional locked bike and oversized item storage (subject to availability). What else? This PET-FRIENDLY building allows up to two pets under 10kg AND you’re walking distance to a ton of amenities. This remarkable executive home is sunset living at its best — SPACIOUS, LOW-MAINTENANCE, and MOVE-IN READY. Come see it for yourself!