



GRASSROOTS
REALTY GROUP

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**304, 201 Sunset Drive
Cochrane, Alberta**

MLS # A2246379



\$282,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	648 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Paved, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Greenbelt, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated 1 bedroom + den condo located in the desirable community of Sunset Ridge in Cochrane. With 648 sq/ft of thoughtfully designed living space, this unit is perfect for first-time buyers, downsizers, or investors looking for a modern, low-maintenance home with mountain charm. Freshly updated throughout, the condo features new vinyl plank flooring, new carpet in the bedroom, and a fresh coat of paint, giving it a clean, contemporary feel. The open-concept layout offers a functional kitchen with ample cabinetry, a cozy living room with large windows, and a versatile, sunny, den that's perfect for a home office, guest room, or extra storage. The spacious primary bedroom includes bright, sunny windows a large closet and is located next to the full 4-piece bathroom. Enjoy in-suite laundry, assigned parking, and a quiet, well-maintained building in a peaceful setting. Located in scenic Sunset Ridge, you'll love the easy access to walking paths, schools, shopping, and all the amenities Cochrane has to offer, and just a short drive to Calgary and the mountains.