

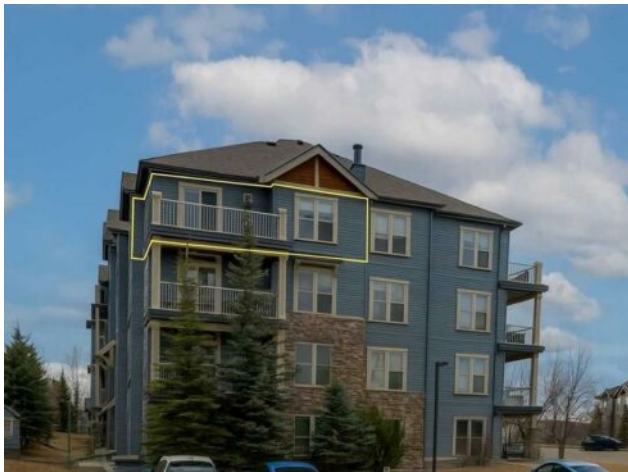


GRASSROOTS
REALTY GROUP

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402, 201 Sunset Drive
Cochrane, Alberta

MLS # A2249689



\$365,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Lot, See Remarks, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks		

Inclusions: Call Seller Directly

Click brochure link for more details** Top-floor corner unit with stunning mountain views and sunsets! This 2 bed + den, 2 bath condo features 9-ft ceilings, upgraded laminate flooring, and windows on two sides for amazing natural light. Open-concept kitchen with maple cabinets, black appliances, eat-up island, and tons of cabinet and counter space. Spacious primary bedroom fits a king bed and includes walk-in closet + ensuite. Second bedroom + flex den for office or storage. Includes 2 titled parking stalls—one underground right beside the elevator with a private storage locker. Building features double elevators and access to a fitness room in Building 207. A rare top-floor gem offering comfort, convenience, and unbeatable views.