



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**603, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2252450



\$470,000

Division:	Sunset Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,482 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	C-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: na

COMMERCIALLY ZONED LOT!!! EXECUTIVE CONDO | ATTACHED GARAGE | 3 BED + HOME OFFICE | MOUNTAIN VIEWS This three-bedroom executive condo offers the perfect balance of comfort and convenience in a quiet, established part of Cochrane. The community has a relaxed feel with friendly neighbours, nearby parks and walking paths, and schools and amenities only minutes away. Zoned commercial (C-SC), the home also allows you to run your business from a dedicated office with insulated walls, memory-foam underlay, fibre optic internet, and full privacy for meetings. Upgrades include QuietRock acoustic drywall, upgraded fridge, expanded pantry with lazy Susan, under cabinet lighting, cork flooring, bathrooms on every level, a full water softener system, reverse osmosis drinking water, custom blinds, and an upgraded HVAC with humidity control. The attached garage features FastTrack storage, an electric bike hoist, and anti-vibration pads. From every level you'll enjoy Rocky Mountain views and gorgeous sunsets from your main floor deck. This home is more than a place to live, it's a lifestyle where you can work from home, enjoy the outdoors, and settle into a welcoming community