



GRASSROOTS
REALTY GROUP

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**2105, 15 Sunset Square
Cochrane, Alberta**

MLS # A2253678



\$280,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	-	LLD:	15-26-4-W5
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions: NA

This 1-bedroom, 1-bathroom condo is perfect for an individual or couple seeking a low-maintenance lifestyle. This unit provides easy access to local amenities such as shopping, restaurants, doctors and more! Plus it is conveniently located on the main floor steps away from the elevator and front entrance. This home welcomes you with 9ft ceilings, radiant in-floor heat and a functional open plan layout. The dining room, allows plenty of space for your dining table and flows directly into your living room so you can still entertain your guests while prepping in the kitchen. The living room window and patio doors allow natural light to pour in. The spacious bedroom with cheater door access to the bathroom and a separate in suite laundry space complete this unit. With 1 underground heated parking stall, you won't be scraping your windshield all winter long! And all your gear can be safely stored in your private storage adjacent to your parking stall, making it easy to load up whenever it's time to hit the road. This condo is also pet friendly allowing 2 pets under 10kg with board approval. Don't miss the opportunity to make this lovely condo your new home!