



GRASSROOTS
REALTY GROUP

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**715, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2257788



\$354,900

Division:	Sunset Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Outside, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	C-SC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

A low-maintenance dream in this bright and recently renovated townhouse. Located in the best part of Cochrane. It has everything you will need for today's modern living - proximity to shopping, dining, parks, and schools! Upgraded throughout, with gorgeous new Luxury vinyl plank floors, new carpet up and new blinds! Stylish neutral tones flowing through a bright and open concept layout consisting of a spacious living room, generous dining area, and gorgeous kitchen, featuring rich full-height cabinetry, a custom tile backsplash, and sleek stainless steel appliances. The western-exposure patio is perfect for al fresco dining in sunny weather, and has a BBQ sub already in place for you! Both bedrooms upstairs are a good size with plenty of natural light, with the master retreat offering a private ensuite with granite counters and linen storage. The basement comes insulated and unspoiled awaiting your creativity. Outstanding home in a fantastic location. Quick possession! See yourself living here today!