



GRASSROOTS
REALTY GROUP

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111, 205 Sunset Drive
Cochrane, Alberta

MLS # A2263682



\$235,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Guest, Heated Garage, On Street, Outside, Parkade, Sec		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Portable A/C Unit

Perfectly positioned to capture beautiful mountain views, this one bed, one bath condo combines the comfort of single level living with everyday convenience in the heart of Sunset Ridge. Inside, you'll find an open-concept layout designed for both function and style. The kitchen features ample cabinetry, and a breakfast bar ideal for casual dining. The cozy living area opens to a private west facing balcony, perfect for enjoying morning coffee or evening sunsets against a Rocky Mountain backdrop. The bedroom offers generous space and ample natural light. Additional highlights include titled underground parking, a secure storage cage, and in-suite laundry for added convenience. Whether you're a first-time buyer, investor, or down-sizer, this home offers exceptional value and lifestyle in one of Cochrane's most desirable communities, this wonderful complex has full fitness centre included and guest suite for nominal fee. Located within walking distance to the beautiful Cochrane Ranch path system as well as a short walk to restaurants, coffee shop/bakery, dentist, liquor store, gas station, convenience store, parks, play grounds, schools & other amenities. Pet policy: one cat or one dog 18lbs max