



GRASSROOTS
REALTY GROUP

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**111, 207 Sunset Drive
Cochrane, Alberta**

MLS # A2264140



\$225,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Guest, On Street, Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Separate Entrance, Storage		

Inclusions: Desk and chair in nook, gas BBQ grill on patio

Bright, open-concept living defines this stylish one-bedroom, one-bath condo in Cochrane's sought-after Sunset Ridge community. Designed for connection and comfort, this 579 sq. ft. ground-floor home welcomes you through a private entry straight onto your gas-line-ready patio — perfect for morning coffee or a cozy evening barbecue under the big Alberta sky. Inside, high ceilings and oversized windows fill the open living space with natural light, while the modern kitchen with breakfast bar and generous storage blends practicality with social charm. The spacious bedroom and walk-in closet bring everyday luxury, and in-suite laundry with extra storage keeps life simple. With titled parking, a fully equipped fitness centre, and pet-friendly approval, this home balances convenience and comfort. Condo fees include heat, gas, water, sewer, trash, and snow removal for truly low-maintenance living. Just steps from Cochrane's scenic walking paths, parks, and mountain views, this is an easy place to call home.

Book your private showing today. Let's make YOUR dreams...

Realty!