



**GRASSROOTS**  
REALTY GROUP

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**9211, 101 Sunset Drive  
Cochrane, Alberta**

**MLS # A2277241**



**\$269,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 567
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	C-N
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Bright & Contemporary Condo in Sought-After Sunset Ridge! Welcome to this beautifully appointed TWO-bedroom apartment located in The Trading Post of Sunset Ridge, a friendly and well-established community. Offering over 715 sq. ft. of thoughtfully planned living space, this home blends modern design with everyday practicality. The generous primary bedroom, open-concept layout, and inviting eat-in kitchen create a comfortable and functional living environment. Expansive vinyl windows and a patio door allow natural light to pour in, enhancing the bright, open feel throughout the unit. The second bedroom is ready for children, guest to utilize as a home office, or quiet retreat, adapting easily to your needs, and has a full size closet. This fully sprinklered building provides added peace of mind, while in-suite laundry, a dedicated storage locker, and a heated underground parking stall add everyday convenience. Step onto the spacious covered balcony to enjoy serene southwest ravine views and glimpses of the mountains—an ideal setting to relax at the end of the day. The building boasts durable Hardie plank siding, attractive landscaping, secure underground parking, and well-maintained, light-filled common areas. Elevator access and multiple stairwells ensure easy movement throughout the complex. Unmatched convenience awaits with medical and dental clinics, a pharmacy, and retail services located right on the main floor, along with nearby restaurants, a convenience store, and a gas station just steps away. Experience exceptional value and a connected lifestyle in Sunset Ridge—this condo offers more than just a place to live, it offers a place to feel at home.