



**GRASSROOTS**  
REALTY GROUP

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**9313, 101 Sunset Drive  
Cochrane, Alberta**

**MLS # A2277503**



**\$274,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	647 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Floors:** Carpet, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Composite Siding, Stone, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 550

**LLD:** -

**Zoning:** C-N

**Utilities:** -

**Inclusions:** n/a

\*\*\*Do you ever DREAM of waking up to MILLION \$ VIEWS OF THE ROCKY MOUNTAINS from your own bedroom EVERY MORNING?\*\*\* WELCOME HOME! This Beautifully RENOVATED & UPDATED PENTHOUSE level unit is all about LOCATION LOCATION LOCATION & WOW... THE VIEW!! Nestled in the PERFECT SPOT on the TOP FLOOR, this meticulously MAINTAINED home exudes style with elevated finishes and boasts nearly 650ft of thoughtfully designed living space, offering a bright, open concept floor plan with 9' ceilings, Upgraded Soft-close Cabinetry, Rich Vinyl Plank flooring & bathed in natural light! Ideal for entertaining and everyday living, the stylish and modern layout flows seamlessly from the Gourmet CHEF'S Kitchen, complete with elegant QUARTZ countertops, ALL NEW APPLIANCES, an oversized peninsula with convenient eat-up breakfast bar, open to the inviting dining area and living room with Large WINDOWS and a front row seat to Cochrane's natural scenic landscapes! A Private Master Retreat PLUS versatile Den/Office (or Guest area), chic and Beautifully RENOVATED Bathroom and In-Suite laundry complete the interior of this TURN-KEY GEM! Your private BALCONY, where the Rocky Mountains are your backdrop, offers the ideal spot to BBQ and entertain friends and family, or relax and connect with NATURE! Located in a well-managed, pet-friendly complex (with board approval), this unit also includes your own titled UNDERGROUND HEATED PARKING, DEDICATED STORAGE UNIT and more! Enjoy the comfort and convenience of numerous ON-SITE AMENITIES and everyday essentials, including medical, dental, pharmacy, retail AND MANY MORE right downstairs! Cochrane is known for its distinct Western heritage and friendly small town feel, offering a strong sense of

community, nature focused living and outdoor adventure, balanced with modern conveniences with big city access, yet only a short scenic drive to the MOUNTAINS. Simply move in and enjoy everything that living at The Trading Post in Sunset Ridge has to offer!