



**401, 201 Sunset Drive
Cochrane, Alberta**

MLS # A2278391

\$379,900



Division:	Sunset Ridge	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	933 sq.ft.	Age: 2008 (18 yrs old)
Beds:	2	Baths: 2
Garage:	Parkade, Parking Pad, Stall, Underground	
Lot Size:	0.02 Acre	
Lot Feat:	-	

Heating:	Baseboard	Water:	-
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Floors:	Carpet, Cork, Tile	Sewer:	-
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Roof:	-	Condo Fee:	\$ 673
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Basement:	-	LLD:	-
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Exterior:	Brick, Mixed	Zoning:	R-HD
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Foundation:	-	Utilities:	-
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Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		
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Inclusions:	na
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180-DEGREE PANORAMIC MOUNTAIN VIEWS! Experience the pinnacle of condo living in this rare top-floor corner unit, specifically positioned to offer breathtaking views and stunning sunsets. As a premium corner residence, this home features extra windows on two sides, flooding the open-concept design with amazing natural light. The interior boasts 9-foot ceilings and upgraded cork flooring throughout the main living areas. The chef-inspired kitchen is complete with stainless steel appliances, elegant maple cabinetry, a large eat-up island, and abundant counter space. The spacious primary suite easily accommodates a king-sized bed and features a walk-in closet and a private 3-piece ensuite. A second bedroom, a 4-piece main bath, and a versatile flex den/tech-centre provide the perfect layout for a home office or guest space. Enjoy summer evenings on the balcony with a built-in gas BBQ hook-up. This unit includes two titled parking stalls—one heated underground stall located right beside the elevator with a private storage locker, plus an additional surface stall. Building amenities include double elevators and access to a fitness room. A rare top-floor gem offering unmatched comfort, convenience, and unbeatable mountain vistas.