



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

Floors: Carpet, Cork, Tile

Roof: -

Basement: -

Exterior: Brick, Mixed

Foundation: -

Features: Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 673

LLD: -

Zoning: R-HD

Utilities: -

Inclusions: na

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.