



**303, 205 Sunset Drive SW
Cochrane, Alberta**

MLS # A2289106



\$315,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Outside, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance L		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-HD
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: BBQ

HOME SWEET HOME! Calling all first-time home buyers and investor's, welcome to this stunning, FRESHLY UPDATED TOP FLOOR CONDO with 2 PARKING STALLS in the sought-after community of Sunset Ridge in Cochrane! This chic unit offers 2 bedrooms, 1 bathroom, 858 exquisite SQFT that has been freshly updated with FRESH PAINT, NEW CARPET and LUXURY VINYL PLANK FLOORING (2026). Walking in to the unit you are greeted by the contemporary kitchen complete with stainless steel appliances, granite countertops, granite island with an eating bar, tiled backsplash, warm maple cabinetry and stylish light fixtures. Next to the kitchen you will find the bright formal dining room, spacious sun-drenched living room with access to the massive deck to enjoy your breathtaking views of the mountains. Completing the unit are an office nook, a two great-sized bedrooms including the magnificent primary bedroom with a spacious walk-in closet, lavish 4 piece bathroom with a relaxing soaker tub perfect to enjoy after a long day, separate, private shower and in-suite laundry. This unit includes a titled indoor parking stall, outdoor parking stall, assigned storage locker and exclusive access to the amenities featured in the popular, pet friendly 'Alora at Sunset Ridge' building include a fitness facility, guest suites, visitor parking and more. Close to all major amenities including shopping, restaurants, beautiful dog walking trails, schools (St. Timothy Catholic School and Rancheview School), quick drive to Calgary and easy access to escape to the mountains. This unit is a MUST VIEW, book your private viewing today! Please note that the pet rules allow for one pet under 18 pounds. Guest suite is \$50/night + \$35 janitorial fee if owner wishes to book for visiting guests.