



207, 207 Sunset Drive  
Cochrane, Alberta

MLS # A2290337



**\$309,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All furniture, cookware, dishes, etc. can stay

Welcome to this beautifully designed 2-bedroom, 2-bathroom main floor apartment condo offering the perfect blend of comfort, convenience, and modern functionality. The open-concept floor plan creates a bright and spacious living area ideal for both relaxing and entertaining, while a dedicated computer/workspace provides the perfect spot for working from home or managing daily tasks. The thoughtfully designed kitchen flows seamlessly into the dining and living areas, making the space feel open and inviting. The primary bedroom features a private ensuite, while the second bedroom and full bathroom offer flexibility for guests, family, or a home office. Enjoy the convenience of in-suite laundry, secure underground parking, and a large private storage unit—providing plenty of room for seasonal items, bikes, or extra belongings. Located in a highly walkable area, this home is just steps from coffee shops, restaurants, and everyday shopping, making it easy to enjoy everything the neighborhood has to offer. Whether you're a first-time buyer, downsizer, or investor, this well-appointed condo offers comfortable living in an unbeatable location. The home includes all furniture, dishes, cutlery & cookware, linens, etc making this a GREAT opportunity as a first home.