



**9205, 101 Sunset Drive
Cochrane, Alberta**

MLS # A2290811



\$264,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Siding	Zoning:	C-N
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Modern & Inviting Condo in Desirable Sunset Ridge! Welcome to this beautifully designed one-bedroom plus den apartment in The Trading Post of Sunset Ridge, a welcoming and well-established community. Offering over 715 sq. ft. of thoughtfully planned living space, this home blends contemporary style with everyday functionality. The spacious primary bedroom, open-concept layout, and inviting eat-in kitchen create a comfortable and practical setting for both relaxing and entertaining. Large vinyl windows and a patio door allow natural light to fill the space, enhancing the bright and airy feel throughout. The versatile den provides excellent flexibility—ideal for a home office, guest space, nursery, or quiet retreat—easily adapting to your needs. This fully sprinklered building offers added peace of mind, while in-suite laundry, a private storage locker, and two parking stalls—including a heated underground stall—deliver exceptional everyday convenience. Step out onto the generous covered balcony and take in serene southwest-facing ravine views with glimpses of the mountains—an ideal place to unwind at the end of the day. The building features durable Hardie board siding, attractive landscaping, secure underground parking, and well-maintained, light-filled common areas. Elevator access and multiple stairwells ensure easy movement throughout the complex. Enjoy unmatched convenience with medical and dental clinics, a pharmacy, and retail services located on the main floor, along with nearby restaurants, a convenience store, and a gas station just steps away. Experience exceptional value and a connected lifestyle in Sunset Ridge—this condo offers more than just a place to live, it offers a place to truly feel at home.