



**113, 201 Sunset Drive
Cochrane, Alberta**

MLS # A2292564



\$249,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Carpet, Linoleum, Tile

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Closet Organizers, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 446

LLD: -

Zoning: R-HD

Utilities: -

Inclusions: Ceiling Fan(s)

Welcome to this inviting southwest facing ground floor apartment in the sought-after community of Sunset Ridge. Offering a functional and comfortable layout, this home features updated appliances, a spacious primary bedroom with a walk-in closet, an office area, and the convenience of an in-suite laundry room. Step outside to your private southwest-facing patio, the perfect place to relax and enjoy beautiful mountain views, complete with a BBQ gas line for easy outdoor grilling and entertaining. There is a titled parking stall and a dedicated storage unit in the underground heated parking garage. Residents have access to excellent building amenities including a fitness centre, secure bike storage, and a guest suite available to rent for visiting friends and family. Ideally located just steps from a convenient commercial plaza featuring a gas station, convenience store, restaurants, bakery, pharmacy, liquor store, and hair salon, making everyday errands effortless. Surrounded by pathways, parks, and stunning Rocky Mountain views, this home offers comfortable, low-maintenance living.