



**2104, 15 Sunset Square
Cochrane, Alberta**

MLS # A2299363



\$249,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Guest, Heated Garage, Outside, Parkade, Parking Lot, Pa		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Electric	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained, original owner-occupied home in the highly desirable Homestead Village in Sunset Heights. Enjoy this east facing unit flooded with glorious sun in the morning yet cool in the afternoon & evening. A bright and spacious open-concept layout, this unit features a large living area that flows seamlessly to the kitchen, complete with granite countertops, stainless steel appliances, a breakfast bar, and a dedicated dining space . The generous primary bedroom includes convenient access to the 4-piece bathroom. You'll appreciate the in-suite laundry and separate storage room, providing both convenience and functionality. Enjoy the titled, underground heated parking—no more winter driveway to shovel—and relax during the warmer months on your private, peaceful balcony equipped with a gas BBQ hookup. Additional amenities include secure bike storage and additional oversized storage, subject to availability. This well-maintained building offers a safe, quiet, and 'lock-and-leave' lifestyle, with common areas professionally cleaned twice weekly. With approximately 85% owner occupancy, friendly neighbours, and occasional social events, you'll feel a true sense of community. Located directly across from a variety of everyday amenities including a gas station, convenience store, restaurants, liquor store, pharmacy, dental clinic, lawyer, massage services, and more. A new Sunset community/recreation centre is also slated for the near future. Pet-friendly (restrictions apply: under 10 kg and 36 cm at the shoulder). With affordable condo fees and excellent management, this property is an ideal opportunity for both homeowners and investors. Don't miss out—priced to sell!