

111, 207 Sunset Drive  
Cochrane, Alberta

MLS # A2226872

\$275,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunset Ridge                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 577 sq.ft.                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall, Titled                      |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                               |            |        |
|-------------|-------------------------------|------------|--------|
| Heating:    | Baseboard, Electric           | Water:     | -      |
| Floors:     | Carpet, Laminate, Linoleum    | Sewer:     | -      |
| Roof:       | Asphalt Shingle               | Condo Fee: | \$ 337 |
| Basement:   | -                             | LLD:       | -      |
| Exterior:   | Concrete, Stone, Vinyl Siding | Zoning:    | R-M    |
| Foundation: | -                             | Utilities: | -      |
| Features:   | High Ceilings                 |            |        |

Inclusions: Desk and chair in nook

Affordable Comfort in the Heart of Sunset Ridge Whether you're just starting out, simplifying your lifestyle, or adding to your investment portfolio, this one-bedroom, one-bathroom condo in Cochrane's popular Sunset Ridge community offers all the essentials with plenty of room to make it your own. Inside, the open-concept layout feels bright and airy thanks to high ceilings and large windows that let in lots of natural light. The living area opens directly onto a private patio, giving you space to relax outdoors, fire up the BBQ, or enjoy a quiet cup of coffee. The kitchen is both practical and social, featuring a generous breakfast bar perfect for casual meals and conversation. In the spacious bedroom, a walk-in closet offers plenty of storage to keep everything neat and organized. You'll appreciate the in-unit laundry with extra storage space, ideal for keeping seasonal gear tucked away. The titled parking stall and access to the building's fitness centre add everyday convenience and value, especially for those who appreciate an active lifestyle close to home. Sunset Ridge is known for its welcoming community feel, access to walking paths, and proximity to Cochrane's schools, shops, and services. This unit is move-in ready, but also a great opportunity to personalize with your own updates and design style over time. Clean, comfortable, and easy to maintain, this home offers low-stress living with high potential. Call your favorite agent to book your private showing and Let's make YOUR dreams<sup>™</sup> Reality!