

412, 201 Sunset Drive
Cochrane, Alberta

MLS # A2230788



\$259,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 593 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 437 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-HD |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, See Remarks | | |

Inclusions: window coverings

Welcome to Sunset Ridge—a Fabulously located community offering the perfect blend of convenience and tranquillity. This top-floor condo is ideally located near walking paths, schools, and other amenities. Inside, you’ll find high 9-foot ceilings, an open floor plan. Well laid out kitchen good sized dining room living room combination. In-suite laundry adds to the ease of living. Large balcony with bbq gas outlet overlooks a quiet grassy treed space. This unit has 2 titled parking stalls. DON'T MISS OUT on this immediate possession opportunity and book your showing today. Directions: