

9314, 101 Sunset Drive  
Cochrane, Alberta

MLS # A2270111



**\$254,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	C-N
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Amazing Apartment in Sunset Ridge &ndash; Bright, Modern & Perfectly Located! Discover this stunning one-bedroom plus den apartment in the heart of The Trading Post of Sunset Ridge, a vibrant and welcoming community. With nearly 650 sq. ft. of well-designed living space, this condo combines comfort, functionality, and style. The spacious primary bedroom, open-concept floor plan, and eat-in kitchen make this the perfect place to call home. Large vinyl windows and a patio door fill the unit with natural light, creating a bright and airy atmosphere. The den provides flexible space&mdash;perfect for a home office, reading nook, or guest area&mdash;offering the versatility to suit your lifestyle. Enjoy peace of mind in this fully sprinklered building, designed with safety and comfort in mind. Additional features include in-suite laundry, a separate storage locker, and a heated underground parking stall. Step out onto your large covered balcony and take in the beautiful southeast ravine views, along with peek-a-boo mountain vistas&mdash;a perfect spot to relax and unwind. The building itself features Hardie plank exterior, beautiful landscaping, bright, well-maintained common areas, and secure, convenient underground parking. With elevator access and multiple staircases, getting around is effortless. Convenience is at your doorstep&mdash;on the main floor, you&rsquo;ll find medical and dental offices, a pharmacy, and several retail businesses. The surrounding complex offers restaurants, a convenience store, and a gas station, all within walking distance. Come experience the tremendous value, lifestyle, and community spirit that Sunset Ridge has to offer. This is more than just a home&mdash;it&rsquo;s a place to truly live.