

**207, 207 Sunset Drive
Cochrane, Alberta**

MLS # A2290337



\$309,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All furniture, cookware, dishes, etc. can stay

Welcome to this beautifully designed 2-bedroom, 2-bathroom main floor apartment condo offering the perfect blend of comfort, convenience, and modern functionality. The open-concept floor plan creates a bright and spacious living area ideal for both relaxing and entertaining, while a dedicated computer/workspace provides the perfect spot for working from home or managing daily tasks. The thoughtfully designed kitchen flows seamlessly into the dining and living areas, making the space feel open and inviting. The primary bedroom features a private ensuite, while the second bedroom and full bathroom offer flexibility for guests, family, or a home office. Enjoy the convenience of in-suite laundry, secure underground parking, and a large private storage unit—providing plenty of room for seasonal items, bikes, or extra belongings. Located in a highly walkable area, this home is just steps from coffee shops, restaurants, and everyday shopping, making it easy to enjoy everything the neighborhood has to offer. Whether you're a first-time buyer, downsizer, or investor, this well-appointed condo offers comfortable living in an unbeatable location. The home includes all furniture, dishes, cutlery & cookware, linens, etc making this a GREAT opportunity as a first home.