

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

MLS # A2299363



\$235,000

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 rare "stand-alone", corner unit with no neighbours on either side, offering exceptional privacy and a quiet living environment. This east-facing home is flooded with glorious morning sunshine while remaining cool and comfortable in the afternoon and evening. Featuring a bright and spacious open-concept layout, the unit offers a large living area that flows seamlessly into 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 also appreciate the in-suite laundry and separate storage room, providing both convenience and functionality. Enjoy the titled underground heated parking—no more winter driveway shovelling—and relax during the warmer months on your private, peaceful balcony equipped with a gas BBQ hookup. Additional amenities include secure bike storage and oversized storage units, subject to availability. This well-maintained building offers a safe, quiet, and truly "lock-and-leave" lifestyle, with common areas professionally cleaned twice weekly. With approximately 85% owner occupancy, enjoy the best of both worlds in this exceptionally quiet building—offering privacy when you want it, along with friendly neighbours and occasional social events that create 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).

This property is an ideal opportunity for both homeowners and investors. Don't miss out—priced to sell!