

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

**MLS # A2299363**



**\$235,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Guest, Heated Garage, Outside, Parkade, Parking Lot, Pa		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;no more winter driveway shovelling&mdash;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&mdash;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!