

**113, 201 Sunset Drive  
Cochrane, Alberta**

**MLS # A2305910**



**\$237,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	591 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** None

Seller is offering 3 months free condo fees! Welcome to this inviting southwest facing ground floor apartment in the sought-after community of Sunset Ridge. Offering a functional and comfortable layout, this home features updated appliances, a spacious primary bedroom with a walk-in closet, an office area, and the convenience of an in-suite laundry room. Step outside to your private southwest-facing patio, the perfect place to relax and enjoy beautiful mountain views, complete with a BBQ gas line for easy outdoor grilling and entertaining. There is a titled parking stall and a dedicated storage unit in the underground heated parking garage. Residents have access to excellent building amenities including a fitness centre, secure bike storage, and a guest suite available to rent for visiting friends and family. Ideally located just steps from a convenient commercial plaza featuring a gas station, convenience store, restaurants, bakery, pharmacy, liquor store, and hair salon, making everyday errands effortless. Surrounded by pathways, parks, and stunning Rocky Mountain views, this home offers comfortable, low-maintenance living.