

111, 207 Sunset Drive
Cochrane, Alberta

MLS # A2316317



\$224,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 353
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Walk-In Closet(s)		

Inclusions: Ceiling fans

Fantastic location in Cochrane with easy access to the mountains, Banff, Lake Louise, and Highway 1. Situated close to the incredible Cochrane Ranch pathway system, perfect for walking, biking, and enjoying the outdoors, just minutes away. This property is within walking distance of restaurants, a coffee shop/bakery, dentist, liquor store, gas station, convenience store, parks, playgrounds, schools, and other amenities. Surrounded by green space and offering beautiful mountain views, you'll enjoy the fresh country feel while still living in the city. This amazing one-bedroom unit features a bright, open-concept connecting the kitchen and living room. The kitchen offers ample cabinet space, black appliances, and an L-shaped island with an eating bar. The French door leads to a very private deck with a gas outlet ideal for summer BBQs and relaxing in peaceful surroundings. The spacious master bedroom includes a walk-in closet and is conveniently located next to the 4-piece bathroom. A dedicated pocket office provides the perfect space for working from home or managing daily tasks. The generous laundry room includes a stackable washer and dryer. The large foyer welcomes guests comfortably without feeling cramped. An added bonus is the fitness room located right beside the unit, making it feel like an extension of your home. One titled above-ground parking stall is included for your convenience. Plenty of visitor parking for your friends and family Pet-friendly building allowing one cat or one dog (maximum weight of 18 lbs., subject to condo bylaws). Title parking above grade parking number 652. Condo fees include heat and water sewer