

**304, 201 Sunset Drive**  
**Cochrane, Alberta**

**MLS # A2326716**



**\$249,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	648 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Paved, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Greenbelt, Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 474
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully updated 1 bedroom + den condo located in the desirable community of Sunset Ridge in Cochrane. With 648 sq/ft of thoughtfully designed living space, this unit is perfect for first-time buyers, downsizers, or investors looking for a modern, low-maintenance home with mountain charm. Freshly updated throughout, the condo features new vinyl plank flooring, new carpet in the bedroom, and a fresh coat of paint, giving it a clean, contemporary feel. The open-concept layout offers a functional kitchen with ample cabinetry, a cozy living room with large windows, and a versatile, sunny, den that’s perfect for a home office, guest room, or extra storage. The spacious primary bedroom includes bright, sunny windows a large closet and is located next to the full 4-piece bathroom. Enjoy in-suite laundry, assigned parking, and a quiet, well-maintained building in a peaceful setting. Located in scenic Sunset Ridge, you’ll love the easy access to walking paths, schools, shopping, and all the amenities Cochrane has to offer, and just a short drive to Calgary and the mountains.