

**407, 201 Sunset Drive
Cochrane, Alberta**

MLS # A2337530



\$239,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY, AUGUST 22nd, FROM 10 AM - 12 PM Experience the best of contemporary living in this exceptional, top-floor 1-bedroom, 1-bathroom condo located in the highly desirable community of Sunset Ridge. Situated within an outstanding, well-managed building, this bright and airy unit features an open-concept layout designed to maximize both space and natural light. Step out onto your private balcony to take in breathtaking, unobstructed panoramic views of the majestic mountains—the ultimate backdrop for your morning coffee or evening unwind. Enjoy 2 titled parking spaces, one underground and one aboveground. Offering a perfect blend of modern comfort, convenience, and stunning natural scenery, this turnkey home is an incredible opportunity for first-time buyers, downsizers, or investors alike.