



GRASSROOTS
REALTY GROUP

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404, 207 Sunset Drive
Cochrane, Alberta

MLS # A2312696



\$345,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	925 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Mirror in living room.

TOP FLOOR | MOUNTAIN VIEWS | 2 TITLED PARKING STALLS | STORAGE | Welcome to life at the top - where the views stretch all the way to the mountains, natural light pours through oversized windows, and the noise of upstairs neighbours simply doesn't exist. Perched on the top floor, this condo offers a quieter, more peaceful way of living in one of Cochrane's most loved communities. Inside, the space feels bright, clean, and well cared for. Updated flooring runs throughout the unit with NO CARPET anywhere, creating a fresh, modern feel that's both stylish and easy to maintain. The open layout makes everyday living comfortable and functional, whether you're starting your morning with mountain views or winding down after a long day in a space that feels genuinely calm and private. Step outside onto the balcony to take in the view and enjoy the convenience of a gas line for your BBQ - perfect for easy summer grilling without hauling propane tanks. This unit also comes with TWO TITLED PARKING STALLS - a huge bonus. One heated underground stall includes a storage unit, while the second titled stall is conveniently located on the surface for extra parking or guests. The building itself is designed for easy living, complete with two elevators, a fitness room, and plenty of visitor parking for friends and family. Outside your door, Sunset Ridge offers the lifestyle people move to Cochrane for - endless walking paths, greenspaces, playgrounds, and convenient nearby shops and services, all surrounded by incredible mountain views and a true sense of community. Whether you're out for an evening walk, meeting neighbours at the park, or simply enjoying the quiet from your top-floor balcony, this home offers comfort, convenience, and connection all in one. Come see for yourself why Sunset Ridge was voted

