

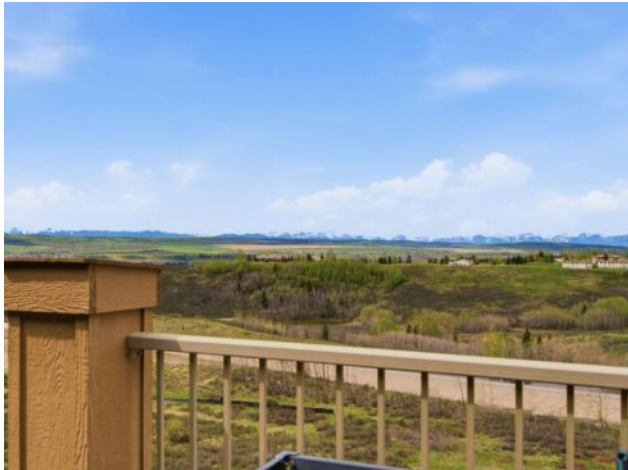


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

408, 207 Sunset Drive
Cochrane, Alberta

MLS # A2314024



\$439,500

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,135 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, See Remarks, Stall, Titled, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Closet in Primary, 2x Door Fobs, 2x Door Keys, Dining Table with 6 Chairs. Hutch

Welcome to this top-floor, 1,135 sq ft condo featuring panoramic, unobstructed views of the Rocky Mountains and the surrounding rolling foothills. This well-designed layout maximizes both living space and functionality. The open-concept kitchen features dark cabinetry, granite water fall countertop, a large breakfast bar, a tiled backsplash, and stainless steel appliances. It flows seamlessly into the bright dining area and central living room, where massive sliding glass doors lead out to a large, private balcony—perfect for taking in the mountain scenery. The primary bedroom serves as a quiet retreat, offering a spacious walk-in closet, a full extra wall unit closet, and a four-piece ensuite bathroom complete with a deep soaking tub and separate standalone shower. On the opposite side of the unit for added privacy sits the second bedroom, which also includes its own walk-in closet and easy access to the main four-piece bathroom. A dedicated office space near the entryway provides a built-in granite wrap-around desk and upper cabinetry, making it an ideal setup for working from home. Practicality is rounded out by an exceptionally large, multi-functional laundry room that doubles as a walk-in pantry, equipped with a side-by-side washer and dryer, an extra freezer, and built-in floor-to-ceiling shelving. This beautifully situated building offers an on-site workout room and direct access to extensive walking paths, with local schools and neighbourhood amenities just minutes away. One underground heated parking stall and a second outside stall is a plus. Call to view before its gone.