



GRASSROOTS
REALTY GROUP

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2305, 15 Sunset Square
Cochrane, Alberta

MLS # A2329079



\$379,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,027 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience elevated living in this stunning condo, where breathtaking views of the foothills and Rocky Mountains create an unforgettable backdrop to a home offering the perfect blend of style, comfort, and convenience. Situated in Homestead Village at Sunset Heights in the desirable community of Sunset Ridge, this beautifully updated 2 bedroom, 2 bathroom home offers a bright open concept design, thoughtful upgrades, and exceptional value. This beautifully maintained condo features a bright OPEN CONCEPT layout with 9' ceilings, expansive windows, and stunning west facing views that fill the home with natural light. Designed with entertaining in mind, the spacious kitchen showcases STAINLESS STEEL appliances, a large breakfast bar, double stainless steel sink, and rich cabinetry with plenty of storage. The adjoining dining area and inviting living room seamlessly flow onto the oversized covered balcony with a BBQ gas line, the perfect place to unwind. Freshly updated with new carpet, modern light fixtures, ceiling fans, laminate flooring, and contemporary earth tone paint, this move-in ready home offers a warm and inviting atmosphere throughout. The spacious primary retreat features a large walk-in closet and a private ENSUITE complete with a walk-in shower. The versatile second bedroom include a large window to take the beautiful view and is ideally situated beside the full main bathroom, making it perfect for guests, family, or a home office. A separate in-suite laundry provides additional STORAGE and everyday convenience. This well maintained building offers garbage chute facilities on every floor, ample visitor parking, and the rare bonus of 2 TITLED PARKING STALLS, that includes 1 HEATED UNDERGROUND stall with an assigned storage locker and 1 OUTDOOR stall. Surrounded by scenic walking and biking trails, ponds, parks, and abundant

natural beauty, you'll love being just minutes from restaurants, shopping, schools, and everyday amenities. With the new interchange providing quick access to downtown Cochrane, Calgary, Banff, and the Rocky Mountains, commuting and weekend adventures have never been easier. Offering spectacular views, thoughtful upgrades, and an unbeatable location, this move in ready home is an absolute pleasure to view and a wonderful place to call home.