



GRASSROOTS
REALTY GROUP

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306, 207 Sunset Drive
Cochrane, Alberta

MLS # A2330348



\$409,900

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,138 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Barbeque, 2 Portable A/C Units

MOUNTAIN VIEWS | 2 TITLED UNDERGROUND PARKING STALLS! Welcome to Sunset Ridge, one of Cochrane's most sought-after communities, where breathtaking Rocky Mountain views, scenic walking paths, parks, and everyday amenities create the perfect place to call home. This beautifully maintained 2-bedroom, 2-bathroom condo offers over 1,100 sq. ft. of thoughtfully designed living space with an open-concept layout that's perfect for both everyday living and entertaining. Expansive windows fill the home with natural light while framing stunning mountain views you'll enjoy year-round. The spacious kitchen overlooks the dining and living areas, creating a warm and inviting space to gather with family and friends. Step onto your private balcony to take in spectacular sunsets and the panoramic mountain backdrop. The well-designed floor plan provides excellent privacy, with the generous primary bedroom featuring its own ensuite, while the second bedroom and full bathroom are ideal for guests, family, or a home office. A rare bonus, this home includes two underground parking stalls, offering added convenience and secure year-round parking. Whether you're a first-time buyer, downsizer, or investor, this condo offers exceptional value and low-maintenance living. Located close to schools, parks, walking paths, shopping, restaurants, and all the amenities Cochrane has to offer, this is your opportunity to enjoy comfortable condo living in one of the town's most desirable communities. Don't miss your chance to make this mountain-view home your own!