



GRASSROOTS
REALTY GROUP

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2208, 15 Sunset Square
Cochrane, Alberta

MLS # A2332094



\$364,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 648
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY, AUGUST 8th, FROM 12:30 - 3:00 PM Welcome to modern, low-maintenance living in the highly sought-after community of Sunset Ridge in Cochrane. This spacious, 960+ sq ft, 2-bedroom, 2-bathroom condo offers an exceptionally functional layout designed for comfort and everyday practicality. Step inside to an inviting open-concept living and dining space highlighted by stylish laminate flooring, warm neutral paint, and abundant natural light from large windows. The well-appointed kitchen features rich dark cabinetry, sleek granite countertops, stainless steel appliances, a tile backsplash, and a raised breakfast bar that makes entertaining effortless. Adjacent to the main living area, step out onto your private balcony ideal for relaxed outdoor seating or grilling. The primary suite is complete with a walk-in closet and a private 3 pc ensuite featuring a walk-in shower. On the opposite side of the floor plan for maximum privacy, you will find a second spacious bedroom and a full 4-piece bathroom, perfect for guests, roommates, or a home office. Additional conveniences include dedicated in-suite laundry with extra storage space and a titled underground parking spot to keep your vehicle secure and protected year-round. Situated in a vibrant, family-friendly neighbourhood close to local shops, parks, pathway networks, and quick access to major routes, this property offers incredible value for first-time buyers or investors alike. Book your private showing today!