

111, 207 Sunset Drive  
Cochrane, Alberta

MLS # A2226872



## \$285,000

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	577 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Electric

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Concrete, Stone, Vinyl Siding

**Foundation:** -

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 337

**LLD:** -

**Zoning:** R-M

**Utilities:** -

**Inclusions:** Desk and chair in nook

Bright, Comfortable, and Ready to Call Home Welcome to your new Cochrane condo—a charming one-bedroom, one-bathroom home that’s move-in ready and full of potential. Whether you’re starting fresh, investing smart, or looking to right-size, this space offers comfort, convenience, and room to make it your own. Step inside to an open-concept living area filled with natural light from large windows and high ceilings that create a bright, airy feel. The living room flows effortlessly onto your private patio—a perfect spot for evening relaxation, weekend BBQs, or soaking up the afternoon sun. The kitchen features a spacious breakfast bar, ideal for casual meals or morning coffee, and keeps the layout feeling open and social. In the bedroom, you’ll find a walk-in closet with plenty of room to keep things organized and clutter-free. In-unit laundry adds everyday ease, with extra storage space tucked away to keep seasonal items or daily essentials close at hand. You’ll also enjoy the convenience of your titled parking stall and access to the building’s fitness centre—a great bonus for active lifestyles. Located in a welcoming, well-kept community, this home is fresh, functional, and easy to love. Whether you’re dreaming of adding modern accents, your favourite colour palette, or personal décor touches, it’s a perfect canvas to make your own. Call your favorite agent to book your private showing and let’s make YOUR dreams a reality! Realty!