

324, 207 Sunset Drive  
Cochrane, Alberta

MLS # A2229012



**\$339,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Storage cabinet in pantry/storage room

Enjoy MOUNTAIN VIEWS and breathtaking sunsets from this 2 BEDROOM, 2 BATHROOM condo with 2 TITLED PARKING STALLS in the picturesque community of SUNSET RIDGE. These original owners have kept this property in immaculate condition. The paint has been recently refreshed and the refrigerator is new. Gorgeous countertops brighten the kitchen, bathrooms and office nook. Even the common areas of the building are getting a complete refresh. Includes one underground parking stall and one above ground, along with access to the FITNESS facility on the first floor, 2 ELEVATORS in the building, and ample visitor parking. There is a designated storage area in your parking stall and you're a short walk to shops and services. Enjoy the freedom of condo-living in this stunning home!