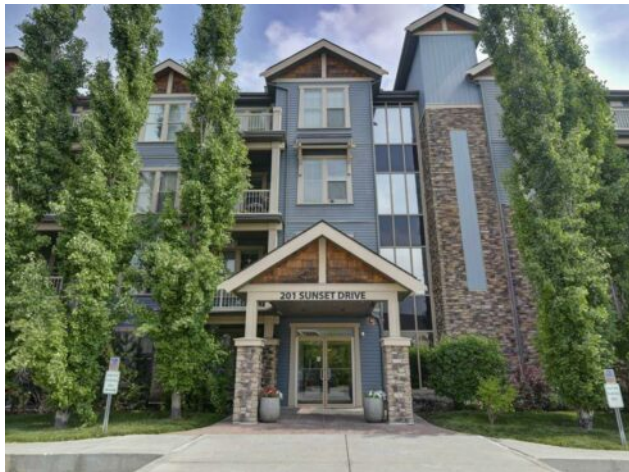


412, 201 Sunset Drive  
Cochrane, Alberta

MLS # A2230788



**\$259,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** window coverings

Welcome to Sunset Ridge—a Fabulously located community offering the perfect blend of convenience and tranquillity. This top-floor condo is ideally located near walking paths, schools, and other amenities. Inside, you’ll find high 9-foot ceilings, an open floor plan. Well laid out kitchen good sized dining room living room combination. In-suite laundry adds to the ease of living. Large balcony with bbq gas outlet overlooks a quiet grassy treed space. This unit has 2 titled parking stalls. DON'T MISS OUT on this immediate possession opportunity and book your showing today. Directions: