

2305, 15 Sunset Square
Cochrane, Alberta

MLS # A2203679



\$369,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,014 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 662
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Wall Mirror

Nestled in the desirable community of Sunset Ridge, you will find your new home at "Homestead Village in Sunset Heights". This well appointed 2 bedroom, 2 bathroom condo features a spacious OPEN-CONCEPT living area with large windows and spectacular MOUNTAIN VIEWS. The kitchen with STAINLESS steel appliances, granite countertops, and ample dark wood cabinetry make it perfect for entertaining family and friends. Comfortable living space is flooded with lots of natural light, LAMINATE flooring and outdoor views. The primary bedroom includes an ENSUITE bathroom with walk-in shower and a large walk in closet, while the versatile second bedroom can serve as a home office with a cheater door access to the main full bathroom. The unit also offers a separate CONVENIENT in-suite laundry room with extra STORAGE. Enjoy the beautiful year-round scenery outside from your generously sized covered balcony equipped with BBQ Gas line. This well-maintained unit includes 2 TITLED parking stalls (1 HEATED UNDERGROUND together with additional STORAGE locker and 1 OUTDOOR). This building offers Garbage chute facilities on each level. Fantastic amenities a short walk away including gas station and restaurants. Easy access to many scenic paths, walking & biking trails, playgrounds and ponds in the coveted neighbourhood of Sunset Ridge. Experience the ultimate living in this fantastic MOVE-IN ready unit….don’t hesitate to call this HOME!!