



THE
A-TEAM

**RE/MAX
FIRST**

15 SUNSET Square #2407, Cochrane T4C 0E7

MLS® #: **A2112968**

Area: **Sunset Ridge**

Listing Date: **03/20/24**

List Price: **\$439,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$30k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2009**

Lot Information

Lot Sz Ar: **1,205 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,230**
Low Sqft:
Ttl Sqft: **1,230**

DOM

60

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Tandem,Titled,Underground**

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	6`8" x 8`11"
Bedroom	Main	13`6" x 10`10"
Laundry	Main	7`6" x 5`0"
Bedroom - Primary	Main	19`8" x 14`0"
Loft	Second	13`3" x 14`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`1" x 8`4"
Kitchen	Main	7`4" x 9`3"
Living Room	Main	22`10" x 17`1"
2pc Bathroom	Second	5`0" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$755

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-HD

Legal Desc: **1011461**

Remarks

Pub Rmks: **Experience mountain living at its finest in this stunning top floor condo unit located in the highly coveted Village at Sunset Square. Boasting breathtaking panoramic views of the Rockies from your private balcony, this 2-bedroom, 2.5-bathroom gem offers an unparalleled lifestyle in a well managed budling. Spanning over 1200 square feet, this meticulously maintained residence exudes sophistication and charm with modern upgrades throughout. The open-concept layout is perfect for entertaining, featuring a spacious living area complemented by a cozy fireplace, while the gourmet kitchen is equipped with quartz counters and ample storage space. The allure of this home is further enhanced by a versatile loft area, ideal for a home office, den, or additional living space to suit your needs. The loft has a half-bath so there is no need for you or your guests to descend stairs for a simple washroom break. Both bedrooms on the main floor have en-suites, making for a serene retreat after a long day. Nestled within a well-managed building, residents of 15 Sunset Square enjoy the convenience of maintenance-free living coupled with a sense of community and security. With its prime location and proximity to amenities, this sought-after complex caters to mature, discerning residents seeking the ultimate in comfort and tranquility. When you return home, you have 2 Titled underground parking stalls to chose from and a convenient storage locker directly in front of them. Don't miss your chance to own a piece of paradise in the heart of Cochrane. Schedule your private tour today and discover the unmatched lifestyle awaiting you at 15 Sunset Square.**

Inclusions: **None**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







