



THE
A-TEAM

**RE/MAX
FIRST**

201 SUNSET Drive #408, Cochrane T4C0H5

MLS® #: **A2114890**

Area: **Sunset Ridge**

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

List Price: **\$273,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$1,000, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2008**

Lot Information

Lot Sz Ar: **625 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **581**
Low Sqft:
Ttl Sqft: **581**

DOM

60

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Outside,Parking Lot,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Tile,Vinyl
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Elevator,Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`5" x 8`0"	Bedroom	Main	9`11" x 12`0"
Dining Room	Main	10`11" x 6`0"	Kitchen	Main	7`7" x 8`2"
Laundry	Main	7`7" x 4`9"	Living Room	Main	10`11" x 10`5"
Library	Main	3`5" x 4`3"			

Legal/Tax/Financial

Condo Fee:
\$417

Title:
Fee Simple

Zoning:
R-HD

Legal Desc: 0815292

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to your move-in ready condo on the top floor of this conveniently located building in Cochrane. As you step through the front door, you're greeted by the spaciousness of the open-concept layout, with the living area seamlessly flowing into the kitchen. You will enjoy brand new flooring, baseboards and paint throughout. Natural light floods the space through large windows. The kitchen is equipped with all the essentials, including stainless steel appliances and plenty of storage space. Granite countertops adorn the kitchen and provide ample space for meal preparation and entertaining. The open layout ensures that conversations flow effortlessly throughout the space, creating a welcoming atmosphere for gatherings large and small. The bedroom is spacious with a good sized walk in closet and you will enjoy the convenience of in suite laundry and a tech space. The unit comes with two titled parking stalls and there is a gym and guest suite available. Close to all the amenities that Cochrane offers.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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









