



THE A-TEAM

RE/MAX FIRST

207 SUNSET Drive #404, Cochrane T4C 0H7

MLS#: A2160115 Area: Sunset Ridge Listing Date: 08/22/24 List Price: \$359,900
Status: Pending County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Cochrane
Year Built: 2013
Finished Floor Area: 921 sqft
Abv Sqft: 859
Low Sqft: 859
Ttl Sqft: 859

DOM

27
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Access:
Lot Feat:
Park Feat: Parkade,Stall

Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Baseboard
Heating: Baseboard
Sewer:
Ext Feat: Balcony, BBQ gas line
Construction: Wood Frame
Flooring: Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Breakfast Bar, Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Bathroom, Ensuite bath, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$491

Fee Simple

R-HD

Fee Freq:  
Monthly

Legal Desc: 1311898

Remarks

Pub Rmks: **TOP FLOOR, INSPIRING MOUNTAIN VIEWS, 2 TITLED PARKING STALLS!** This bright 2 BEDROOM, 2 BATH condo provides **PRIVACY** in every room as each window overlooks the Foothills and Rockies. Enjoy the quiet of no one living above you. Stunning views from the west to the south. New laminate floors in the bedrooms and bathrooms. Enjoy breakfast at the kitchen peninsula with waterfall edge. **CUSTOM MADE ACOUSTIC WINDOW PANELS** in the primary bedroom keeps the room extra quiet at night. Enjoy **IN-SUITE LAUNDRY**, a built-in desk, Bar-B-Q gas hookup on the balcony, and an exercise room/gym on the 1st floor. **ONE TITLED PARKING STALL** is in the heated underground parkade and includes a storage locker. The **SECOND TITLED PARKING STALL** is above ground. The building is conveniently equipped with 2 **ELEVATORS** and there is visitor parking and a guest suite on the property. All of this in the beautiful neighbourhood of Sunset Ridge! Enjoy scenic ponds, biking trails, walking paths and nearby shops and services. Quick possession available.

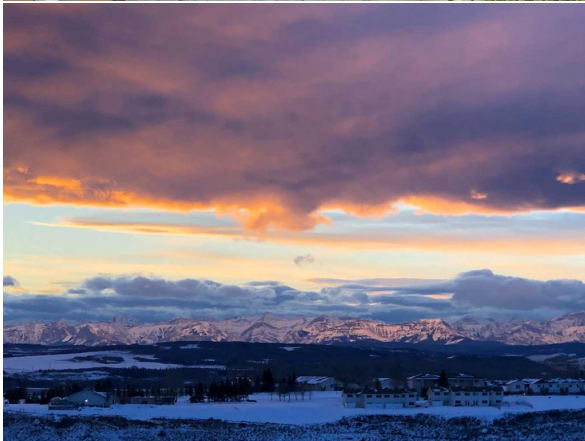
Inclusions: Custom ordered acoustic window panels in primary bedroom  
Property Listed By: Real Broker

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









08-20-2024  
 404 207 SUNSET DR, COCHRANE

MAIN FLOOR 859.67 SQ.FT./ 79.86 M2  
 RMS AREA 859.67 SQ.FT./ 79.86 M2

