



THE
A-TEAM

**RE/MAX
FIRST**

201 SUNSET Drive #202, Cochrane T4C 0H5

MLS®#: **A2161787** Area: **Sunset Ridge** Listing Date: **08/29/24** List Price: **\$374,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **933**
 Low Sqft:
 Ttl Sqft: **933**

DOM
20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Convection Oven,Dishwasher,Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`11" x 10`4"	Dining Room	Main	8`11" x 6`11"
Living Room	Main	15`10" x 11`11"	Office	Suite	6`3" x 5`5"
Balcony	Main	16`1" x 6`5"	Bedroom - Primary	Main	12`2" x 11`6"
Bedroom	Main	9`10" x 9`4"	3pc Ensuite bath	Main	9`4" x 4`11"
4pc Bathroom	Main	7`2" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$662

Fee Simple

R-HD

Fee Freq:
Monthly

Legal Desc: 0815292

Remarks

Pub Rmks: **2 BEDROOM, 2 BATHROOM CORNER UNIT with LARGE COVERED BALCONY, stunning kitchen, MOUNTAIN VIEWS and 2 TITLED PARKING STALLS. Welcome to the Alora condo complex in scenic Sunset Ridge. This spacious home has been beautifully maintained. A formal entryway, in-suite laundry, built-in office and open concept plan provide the best of condo living. The kitchen appliances include a MIELE dishwasher with the waterproof system, upgraded microwave hood fan, and INDUCTION cooktop with CONVECTION oven. Generous cupboards and a central island complete this kitchen. Enjoy the benefits of additional windows that comes with a corner unit. A large covered balcony boasts views of the Rockies and privacy from the well-positioned trees. One TITLED parking stall is in the secure heated underground parkade and one additional TITLED parking stall is above ground. The building is equipped with elevators and there is a gym/exercise room and guest suite in the complex. Quick possession available on this stunning unit!**

Inclusions: N/A
Property Listed By: Real Broker

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







08-20-2024
 202 201 SUNSET DR, COCHRANE
 MAIN FLOOR 933.05 SQ.FT./ 86.68 M2
 RMS AREA 933.05 SQ.FT./ 86.68 M2

