



THE A-TEAM

RE/MAX FIRST

207 SUNSET Drive #108, Cochrane T4C 0H7

MLS®#: A2164726 Area: Sunset Ridge Listing Date: 09/09/24 List Price: \$444,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment Sub Type: Apartment City/Town: Cochrane Year Built: 2013 Lot Sz Ar: 1,213 sqft Lot Shape:
Finished Floor Area Abv Sqft: 1,130 Low Sqft: Ttl Sqft: 1,130

DOM

10 Layout Beds: 2 (2) Baths: 2.0 (2 0) Style: Low-Rise(1-4)

Parking

Ttl Park: 2 Garage Sz:

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

Utilities and Features

Roof: Heating: Baseboard,Boiler Sewer: Ext Feat: BBQ gas line Construction: Wood Frame Flooring: Carpet,Ceramic Tile,Laminate Water Source: Fnd/Bsmt: Kitchen Appl: Dishwasher,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings Int Feat: Breakfast Bar,Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, Laundry, Bedroom, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$638

Fee Simple
Fee Freq:
Monthly

R-HD

Legal Desc: **1311898**

Remarks

Pub Rmks: **WALKOUT SPACIOUS 2 BEDROOM, 2 BATHROOM unit with MOUNTAIN VIEWS and 2 TITLED PARKING STALLS! Enjoy stunning west and southwest views from the COVERED PATIO of this desirable main floor unit. Walk out into the landscaped green space, professionally maintained by the management company. Over \$10,000 in upgraded window coverings enhance this spacious OPEN PLAN, one of the larger units in the complex. A generous 4-piece ensuite (including upgraded chair-height toilet) and walk-in closet complete the primary bedroom. A large storage area boasts the washer/dryer and stand-up freezer, with plenty of room for pantry items. ONE TITLED PARKING SPACE is in the secure, heated parkade, with the SECOND TITLED PARKING STALL above ground. The building includes 2 elevators and a fitness centre, with a guest suite available in the Alora complex. Walk to nearby shops and services. Convenient, comfortable condo living!**

Inclusions: **Grab bars in bathroom and near deck door.**
Property Listed By: **Real Broker**

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

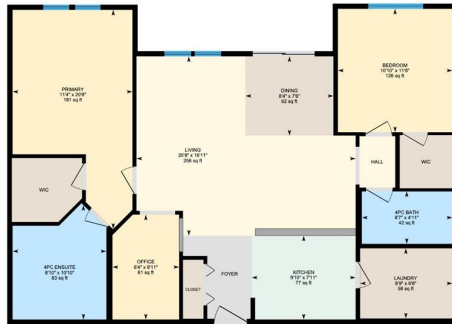






207 Sunset Dr, Cochrane, AB

Main Floor Exterior Area 1205.64 sq ft
Interior Area 1130.51 sq ft



PREPARED: 2024/09/10

