



THE
A-TEAM

**RE/MAX
FIRST**

201 SUNSET Drive #109, Cochrane T4C 0H5

MLS® #: **A2177299** Area: **Sunset Ridge** Listing Date: **11/04/24** List Price: **\$264,900**
 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: **628 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **572**
 Low Sqft:
 Ttl Sqft: **572**

DOM
17
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

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

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,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> |
|--------------------------|--------------|----------------------|---------------------|--------------|---------------------|
| Foyer | Main | 8`0" x 5`3" | Living Room | Main | 10`9" x 8`9" |
| Kitchen | Main | 10`9" x 9`2" | Dining Room | Main | 10`9" x 6`3" |
| Bedroom - Primary | Main | 11`9" x 9`10" | 4pc Bathroom | Main | 7`10" x 7`4" |
| Laundry | Main | 7`7" x 4`9" | | | |

Legal/Tax/Financial

Condo Fee: **\$429** Title: **Fee Simple** Zoning: **R-HD**

Fee Freq:
Monthly

Legal Desc: **0815292**

Remarks

Pub Rmks: **Welcome to your breathtaking 1-bedroom, 1-bathroom condo, complete with the rare luxury of two titled parking stalls! Nestled on the main floor with easy exterior walk-out access, this 572 sqft gem has been well maintained and effortlessly marries elegance with the essence of comfort. As you step inside, you're greeted by an open floor plan that exudes contemporary design, accentuated with modern, sophisticated touches. The spacious living room, bathed in natural light from its large window, invites warmth and relaxation, flowing seamlessly to a covered concrete patio—a perfect spot for outdoor enjoyment, featuring a BBQ gas hookup for easy entertaining. The kitchen is a culinary haven, boasting a sleek stainless-steel appliance package, an inviting eat-at breakfast bar illuminated by chic pendant lighting, and dark-stained cabinets. Ample storage space and an open connection to the dining area make this kitchen both functional and beautiful. Retreat to the generously sized bedroom, where a large window offers serene views and abundant natural light. The walk-in closet is a generous size, blending convenience with style. The 4-piece main bathroom is a sanctuary of its own, featuring modern fixtures. Additionally, this exquisite unit includes a built-in office nook and in-suite laundry, elevating the ease of daily living. The building itself is impeccably maintained, with stunning common areas, including a well-equipped exercise room, a guest suite, and secure parking. Surrounded by views the awe-inspiring Rocky Mountains, this peaceful neighborhood offers endless opportunities to explore nearby biking and walking trails, immersing you in nature's beauty. Experience the charm and convenience of Cochrane, with its array of local eateries, boutiques, and shops just a stone's throw away. This condo is a true sanctuary, offering tranquility, simplicity, and a prime location that's hard to beat. Don't miss your chance to own this extraordinary property—schedule your viewing today!**

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

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









