

# \$314,500 - 2206, 15 Sunset Square, Cochrane

MLS® #A2219530

**\$314,500**

2 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Sunset Ridge welcomes you to the desirable, secure and peaceful Homestead Village Condo complex. This lovely, immaculately kept 2 Bdrm unit, located on the 2nd floor w/ elevator access, features an East facing unit allowing you to enjoy morning & early afternoon sun while enjoying your coffee and partial mountain views to the south. Open concept floorplan w/ good size dining space & comfortable cozy living area. Galley kitchen, beautiful granite counter tops, large raised eating bar, dark wood cabinetry, plenty of cupboard & counter space & stainless steel appliances. Primary Bdrm offers walkin closet & â€œcheater doorâ€• access to main 4pc Bath. Large 2nd Bdrm enhanced w/ glass French doors & custom character window offers variety of uses. Convenient In-suite laundry & storage, also included 1 underground titled parking stall & assigned cage storage. Subject to availability, additional oversized storage can be rented, as well as communal bike storage. This building offers easily accessible garbage chutes on each floor & convenient recycling station in basement. Building pet policy allows up to 2 pets each under 10kg (35cm to shoulder max) No short term rentals allowed & 85% owner occupied. Convenient location with variety of amenities just steps away, including gas station, restaurant, medical clinic, pharmacy, veterinary clinic & more. Quaint community with variety of scenic walking & bike paths



connecting to downtown and river valley. This is the one, move in ready!

Built in 2009

### **Essential Information**

MLS® #	A2219530
Price	\$314,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	821
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2206, 15 Sunset Square
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E7

### **Amenities**

Amenities	Elevator(s), Parking, Garbage Chute, Storage
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Breakfast Bar, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None

# of Stories            4

## Exterior

Exterior Features    Balcony, Storage, Barbecue

Lot Description      Other

Roof                    Asphalt Shingle

Construction        Vinyl Siding

## Additional Information

Date Listed           May 9th, 2025

Days on Market      27

Zoning                R-HD

## Listing Details

Listing Office        CIR Realty

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