

108, 207 Sunset Drive  
Cochrane, Alberta

MLS # A2164726



## \$444,900

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Grab bars in bathroom and near deck door.

LARGE WALKOUT 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 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!