

# \$352,500 - 2307, 15 Sunset Square, Cochrane

MLS® #A2214184

**\$352,500**

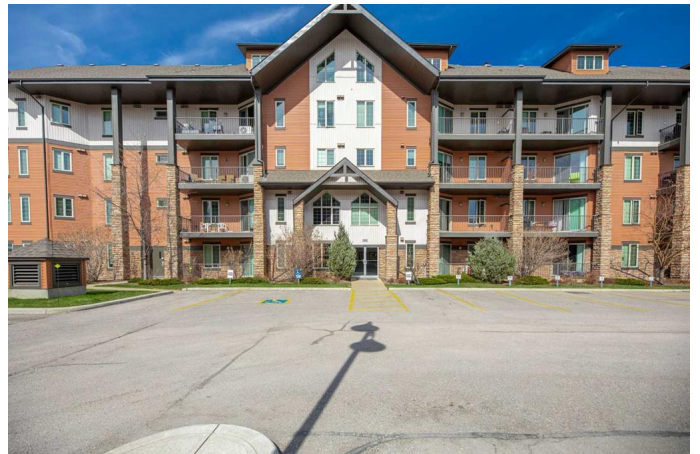
2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

BREATHTAKING Mountain Views | 2 Bedrooms + 2 bathrooms | Located in the desirable community of Sunset Ridge, This West facing condo features a spacious OPEN-CONCEPT living area with large windows and spectacular MOUNTAIN VIEWS. The kitchen with STAINLESS steel appliances, granite countertops, and loads of cabinetry make it perfect for entertaining family and friends. The comfortable living space is flooded with loads of natural light, laminate flooring and outdoor views. The primary bedroom includes an ENSUITE bathroom with walk-in shower and a large walk in closet. The second bedroom is a convenient size and is close to the 4 piece main bath. This condo also offers a separate CONVENIENT in-suite laundry room with extra STORAGE. Enjoy the mountain views from your West facing balcony complete with BBQ Gas line and BBQ all ready to go. This well-maintained unit includes 2 TITLED parking stalls (1 HEATED UNDERGROUND together with STORAGE locker and 1 OUTDOOR surface stall). Located in the vibrant community of Sunset Ridge, the location of this home is close to parks, pathways, schools, and amenities, this home is truly move in ready. Don't miss out on this incredible opportunity to make this very well maintained home yours! Book your showing today to discover why Living in Cochrane is Loving where you Live!

Built in 2009



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214184          |
| Price          | \$352,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,012             |
| Acres          | 0.02              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2307, 15 Sunset Square |
| Subdivision | Sunset Ridge           |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 0E7                |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Visitor Parking            |
| Parking Spaces | 2                          |
| Parking        | Stall, Titled, Underground |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Walk-In Closet(s)                                          |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | In Floor                                                                                     |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 2                |
| Zoning         | R-HD             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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