

\$319,500 - 2206, 15 Sunset Square, Cochrane

MLS® #A2219530

\$319,500

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 &

cheater door 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 rivervalley. This is the one, move in ready!

Built in 2009

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2219530 |
| Price | \$319,500 |
| 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, Storage, Garbage Chute |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, French Door |
| 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 5

Zoning R-HD

Listing Details

Listing Office CIR Realty

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