

# \$299,900 - 2206, 15 Sunset Square, Cochrane

MLS® #A2219530

**\$299,900**

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          | \$299,900         |
| 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, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, French Door, Granite Counters, High Ceilings |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Stove, Microwave  |
| 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      86

Zoning                R-HD

## Listing Details

Listing Office        CIR Realty

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