

# \$282,000 - 304, 201 Sunset Drive, Cochrane

MLS® #A2246379

**\$282,000**

1 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

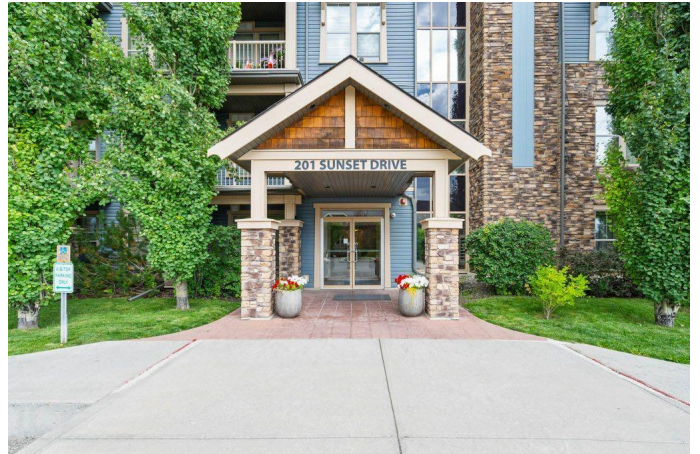
Welcome to this beautifully updated 1 bedroom + den condo located in the desirable community of Sunset Ridge in Cochrane. With 648 sq/ft of thoughtfully designed living space, this unit is perfect for first-time buyers, downsizers, or investors looking for a modern, low-maintenance home with mountain charm. Freshly updated throughout, the condo features new vinyl plank flooring, new carpet in the bedroom, and a fresh coat of paint, giving it a clean, contemporary feel. The open-concept layout offers a functional kitchen with ample cabinetry, a cozy living room with large windows, and a versatile, sunny, den that's perfect for a home office, guest room, or extra storage. The spacious primary bedroom includes bright, sunny windows a large closet and is located next to the full 4-piece bathroom. Enjoy in-suite laundry, assigned parking, and a quiet, well-maintained building in a peaceful setting. Located in scenic Sunset Ridge, you'll love the easy access to walking paths, schools, shopping, and all the amenities Cochrane has to offer, and just a short drive to Calgary and the mountains.

Built in 2008

## Essential Information

MLS® # A2246379

Price \$282,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 648               |
| Acres          | 0.02              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 304, 201 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C0H5                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Paved, Stall, Titled                          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home                                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Landscaped, Greenbelt                    |
| Construction      | Cement Fiber Board, Concrete, Wood Frame |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 14   |
| Zoning         | R-HD |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.