

# \$275,000 - 111, 207 Sunset Drive, Cochrane

MLS® #A2226872

**\$275,000**

1 Bedroom, 1.00 Bathroom, 577 sqft

Residential on 0.00 Acres

Sunset Ridge, Cochrane, Alberta

Affordable Comfort in the Heart of Sunset Ridge

Whether you're just starting out, simplifying your lifestyle, or adding to your investment portfolio, this one-bedroom, one-bathroom condo in Cochrane's popular Sunset Ridge community offers all the essentials with plenty of room to make it your own.

Inside, the open-concept layout feels bright and airy thanks to high ceilings and large windows that let in lots of natural light. The living area opens directly onto a private patio, giving you space to relax outdoors, fire up the BBQ, or enjoy a quiet cup of coffee.

The kitchen is both practical and social, featuring a generous breakfast bar perfect for casual meals and conversation. In the spacious bedroom, a walk-in closet offers plenty of storage to keep everything neat and organized.

You'll appreciate the in-unit laundry with extra storage space, ideal for keeping seasonal gear tucked away. The titled parking stall and access to the building's fitness centre add everyday convenience and value, especially for those who appreciate an active lifestyle close to home.

Sunset Ridge is known for its welcoming community feel, access to walking paths, and



proximity to Cochrane's schools, shops, and services. This unit is move-in ready, but also a great opportunity to personalize with your own updates and design style over time.

Clean, comfortable, and easy to maintain, this home offers low-stress living with high potential.

Call your favorite agent to book your private showing and Let's make YOUR dreams a Reality!

Built in 2013

### Essential Information

MLS® #	A2226872
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	577
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	111, 207 Sunset Drive
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H7

### Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking, Fitness Center, Guest Suite, Parking
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Parking Spaces	1
Parking	Titled, Stall

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding

### Additional Information

Date Listed	June 5th, 2025
Days on Market	61
Zoning	R-M

### Listing Details

Listing Office	Royal LePage Benchmark
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