# \$269,900 - 2106, 15 Sunset Square, Cochrane

MLS® #A2193235

## \$269,900

1 Bedroom, 1.00 Bathroom, 663 sqft Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Looking to downsize, upsize or just plain old resize? This one bedroom, one bathroom unit in coveted Homestead Village in Sunset Heights might just fit the bill! This unit was the former show suite and is beautifully appointed . The open floor plan of the primary rooms offers ample space for both a dining and living room with access to a private east facing patio with the morning sunlight. The well appointed kitchen has a full size refrigerator, oven and built-in microwave/hoodfan & dishwasher. The primary bedroom is spacious and has lots of space for dressers and side tables and had a good size walk-in close and a cheater door to the 4 piece bathroom with soaker tub. A good size storage room in the unit provides extra storage and in-suite laundry with full size machines. This unit comes with a titled parking in the heated indoor parkade and an additional assigned storage unit . There is communal bike storage and additional large storage is offered based on availability. This secured building is well maintained and has an owner occupancy rate of over 85% The pet policy based on the condo bylaws states under 10kgs with a max shoulder height of 36 cm's and is based on board approval. No short term rental allowed. Close to restaurants, a convenience store and gas station, liquor store and professional offices, this unit is a must to view. Highway 22 construction is scheduled to be completed by the end of the year and will be a great asset to access this quiet and private location!







## **Essential Information**

MLS® # A2193235 Price \$269,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 663

Acres 0.02

Year Built 2009

Type Residential
Sub-Type Apartment
Style Apartment

Status Active

# **Community Information**

Address 2106, 15 Sunset Square

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0E7

#### **Amenities**

Amenities Secured Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Secured, Titled, Guest, Owned

#### Interior

Interior Features No Animal Home, No Smoking Home, Storage

Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating In Floor, Natural Gas

Cooling None

# of Stories 4

Basement None

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed February 7th, 2025

Days on Market 83

Zoning R-HD

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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