

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

MLS® #A2219530

\$319,500

2 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.02 Acres

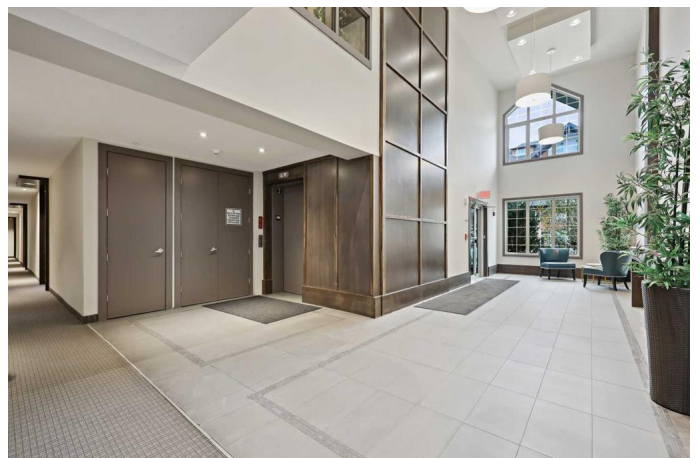
Sunset Ridge, Cochrane, Alberta

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 &

• 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	\$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, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony, Barbecue, Storage

Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding

Additional Information

Date Listed May 9th, 2025

Days on Market 15

Zoning R-HD

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.