

# \$379,900 - 3203, 15 Sunset Square, Cochrane

MLS® #A2207987

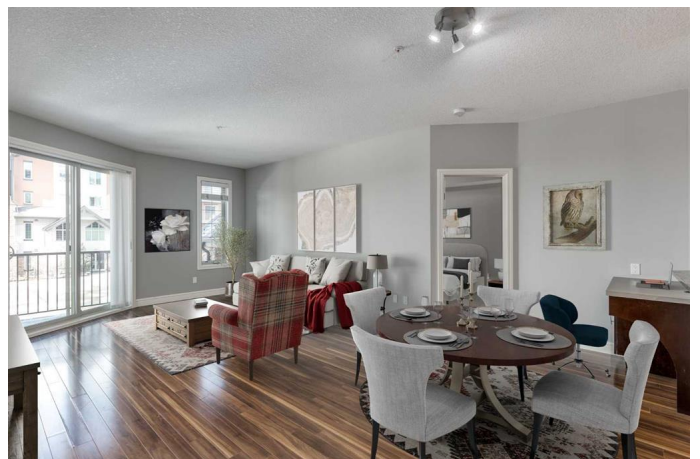
**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,102 sqft  
Residential on 0.03 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this extremely spacious 2 bed, 2 bath condominium in the sought after Homestead Village of Sunset Ridge. This well-maintained condo complex offers a peaceful, secure environment with lock-and-leave convenience. The unit's open-concept floorplan is bathed in natural light thanks to its numerous west-facing windows and high ceilings. The space features a large kitchen with granite countertops and a dining area that flows seamlessly into a cozy living room. The spacious primary bedroom includes a walk-in closet and ensuite with walk-in shower, also with granite countertops, while the second large bedroom boasts a convenient "cheater" door to the full bathroom, complete with a tub. The unit also offers a separate, generously sized laundry and storage room.

The unit is situated on the second floor with elevator access. Two titled parking stalls are included - one underground with a large storage cage, and one outdoor stall. Additional storage options are available, including locked bike storage and oversized item storage, subject to availability. Common areas are cleaned twice a week. This mature/professional condo community is friendly, with 85% owner occupancy and the occasional social events that foster a real sense of belonging. For pet owners, the building's pet policy allows up to two pets each under 10 kg (36 cm at the shoulder max). Trash and recycling disposal is also



conveniently located onsite.

Convenient amenities are located just steps away, including a gas station, convenience store, restaurants, liquor store, pharmacy, medical clinic, dental clinic, massage therapy, and a law office. There is a beautiful community pond just a few minutes away and a new community recreation center is also coming soon.

Built in 2009

### **Essential Information**

MLS® #	A2207987
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.03
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3203, 15 Sunset Square
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E7

### **Amenities**

Amenities	Elevator(s), Garbage Chute, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

## **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle, Membrane
Construction	Brick, Vinyl Siding, Wood Frame

## **Additional Information**

Date Listed	April 4th, 2025
Days on Market	4
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.