



## 15 Sunset Square Cochrane Alberta

\$345,000

Welcome to 3104, 15 Sunset Square -- a beautifully designed 2-bedroom, 2-bathroom ground-floor condo in Cochrane's sought-after Sunset Ridge community. With 1,021 sq. ft. of stylish, comfortable living space, this home blends modern convenience with a warm, welcoming feel you'll notice the moment you step inside. The open-concept floor plan is bright and spacious, highlighted by 9-foot knockdown ceilings and infloor heating with dual zones for year-round comfort. The kitchen is a showpiece -- featuring stainless steel appliances, granite breakfast bar, and elegant pendant lighting that creates the perfect space for cooking, entertaining, or sipping your morning coffee. The huge primary bedroom feels like a private retreat, complete with a large walk-in closet and a roomy 3-piece ensuite. A second spacious bedroom sits near the 4-piece main bathroom, which includes a convenient cheater door for added privacy -- ideal for guests or shared living. From the open and inviting living room, step outside to your large ground-floor patio, perfect for relaxing with friends or enjoying a quiet evening by the BBQ (gas line ready!). You'll love the insuite laundry, and the rare convenience of two titled parking stalls -- one secure space in the heated underground parkade (with storage locker) and one handy surface stall just steps from your door. Located in the heart of Sunset Ridge - this community is known for its friendly neighbours, peaceful atmosphere, and incredible amenities -- enjoy nearby walking paths, parks, coffee shops, restaurants, and a neighbourhood grocery store. With Cochrane's beautiful mountain views and the Bow River pathways just minutes away, every day feels like a breath of fresh air. Whether you're looking to downsize, invest, or simply enjoy a low-maintenance lifestyle in a warm and welcoming setting, this stunning condo is the one you've been waiting for. ...

Other 4.42 Ft x 5.42 Ft

Laundry room 7.42 Ft x 4.83 Ft

Kitchen 10.08 Ft x 8.75 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 100.75 Ft x 11.17 Ft

Living room/Dining room 22.17 Ft x 12.58 Ft

Primary Bedroom 17.33 Ft x 11.00 Ft

Other 5.00 Ft x 5.75 Ft

3pc Bathroom 10.83 Ft x 6.50 Ft

Listing Presented By:



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