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3104, 15 Sunset Square Cochrane, Alberta

MLS # A2266748



\$349,900

Division: Sunset Ridge Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 1,021 sq.ft. Age: 2009 (16 yrs old) **Beds:** Baths: Garage: Parkade, Stall, Titled, Underground Lot Size: 0.02 Acre Lot Feat:

Heating: Water: In Floor, Natural Gas, Radiant, Zoned Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: \$624 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Stone, Vinyl Siding, Wood Frame R-HD Foundation: **Utilities:**

Features: Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: None

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

