

**3104, 15 Sunset Square
Cochrane, Alberta**

MLS # A2266748



\$345,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Sunset Ridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,021 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------------|-------------------|--------|
| Heating: | In Floor, Natural Gas, Radiant, Zoned | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 624 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | 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 in-floor 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 ensuite 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. Schedule your showing today and discover the comfort, style, and charm of life at 3104, 15 Sunset Square.