

**401, 201 Sunset Drive  
Cochrane, Alberta**

**MLS # A2278391**

**\$379,900**



<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Parking Pad, Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
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<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
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<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 673
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<b>Basement:</b>	-	<b>LLD:</b>	-
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<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	R-HD
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<b>Foundation:</b>	-	<b>Utilities:</b>	-
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<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		
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<b>Inclusions:</b>	na
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180-DEGREE PANORAMIC MOUNTAIN VIEWS! Experience the pinnacle of condo living in this rare top-floor corner unit, specifically positioned to offer breathtaking views and stunning sunsets. As a premium corner residence, this home features extra windows on two sides, flooding the open-concept design with amazing natural light. The interior boasts 9-foot ceilings and upgraded cork flooring throughout the main living areas. The chef-inspired kitchen is complete with stainless steel appliances, elegant maple cabinetry, a large eat-up island, and abundant counter space. The spacious primary suite easily accommodates a king-sized bed and features a walk-in closet and a private 3-piece ensuite. A second bedroom, a 4-piece main bath, and a versatile flex den/tech-centre provide the perfect layout for a home office or guest space. Enjoy summer evenings on the balcony with a built-in gas BBQ hook-up. This unit includes two titled parking stalls—one heated underground stall located right beside the elevator with a private storage locker, plus an additional surface stall. Building amenities include double elevators and access to a fitness room. A rare top-floor gem offering unmatched comfort, convenience, and unbeatable mountain vistas.