

# \$235,000 - 111, 205 Sunset Drive, Cochrane

MLS® #A2263682

**\$235,000**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Sunset Ridge, Cochrane, Alberta

Perfectly positioned to capture beautiful mountain views, this one bed, one bath condo combines the comfort of single level living with everyday convenience in the heart of Sunset Ridge. Inside, you'll find an open-concept layout designed for both function and style. The kitchen features ample cabinetry, and a breakfast bar ideal for casual dining. The cozy living area opens to a private west facing balcony, perfect for enjoying morning coffee or evening sunsets against a Rocky Mountain backdrop.

The bedroom offers generous space and ample natural light. Additional highlights include titled underground parking, a secure storage cage, and in-suite laundry for added convenience. Whether you're a first-time buyer, investor, or down-sizer, this home offers exceptional value and lifestyle in one of Cochrane's most desirable communities, this wonderful complex has full fitness centre included and guest suite for nominal fee. Located within walking distance to the beautiful Cochrane Ranch path system as well as a short walk to restaurants, coffee shop/bakery, dentist, liquor store, gas station, convenience store, parks, play grounds, schools & other amenities. Pet policy: one cat or one dog 18lbs max

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2263682          |
| Price          | \$235,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 576               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 111, 205 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0H6               |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                               |
| Parking Spaces | 1                                                                                                   |
| Parking        | Additional Parking, Guest, Heated Garage, On Street, Outside, Parkade, Secured, Titled, Underground |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings                                               |
| Heating           | Baseboard                                                                                                                          |
| Cooling           | None                                                                                                                               |
| # of Stories      | 4                                                                                                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Roof              | Asphalt Shingle                 |

Construction            Vinyl Siding, Wood Frame

**Additional Information**

Date Listed            October 9th, 2025  
Days on Market        11  
Zoning                 R-HD

**Listing Details**

Listing Office           The Real Estate District

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