

\$265,000 - 3106, 15 Sunset Square, Cochrane

MLS® #A2264351

\$265,000

1 Bedroom, 1.00 Bathroom, 661 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

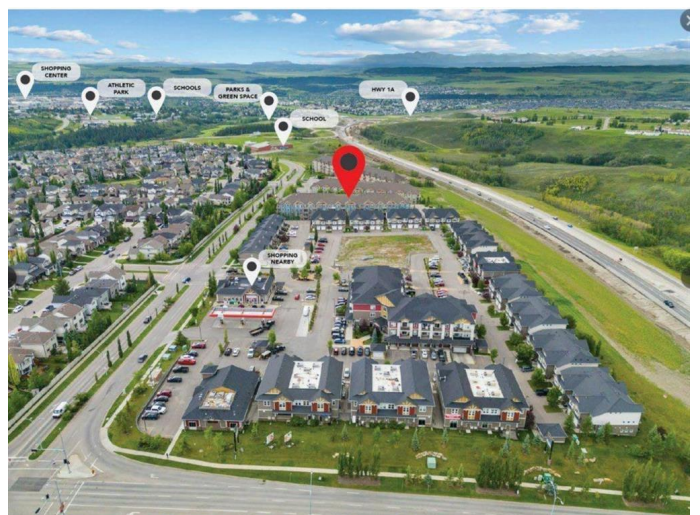
Welcome home to this beautifully spacious and light-filled condo, perfectly designed for comfort and convenience. Nestled on the main floor, you'll appreciate the ease of no stairs and no waiting for elevators. Just effortless living.

Step inside to find a welcoming entryway with ample closet space and in-suite laundry for everyday practicality. The kitchen is a showstopper, featuring maple cabinetry, granite countertops with tons of storage, stainless steel appliances that make cooking a pleasure. The breakfast bar is perfect for enjoying morning coffee or a quick meal. The open-concept living and dining area offers room for plenty of furniture. Enjoy working at the built in desk. You'll love the abundance of natural light that fills the space, creating a warm and inviting atmosphere. The four-piece bathroom impresses with its granite vanity and dual access from both the hallway and the bedroom.

Step outside to your east-facing ground level balcony, the perfect spot to enjoy your morning coffee or grow cheerful potted flowers in the sunshine, BBQ with ease thanks to bbq gas line.

With underground titled parking and a secure storage unit, you'll never be short on space or comfort.

This home combines style, functionality, and incredible value, the perfect opportunity to stop renting and start owning your future or retire and enjoy this wonderful community. Recent



upgrades include led kitchen pendant & ceiling lighting , ceiling fan w light in dining area, new refrigerator with ice/water, kitchen faucet, toilet & braded hoses on washing machine.

Built in 2009

Essential Information

MLS® #	A2264351
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	661
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3106, 15 Sunset Square
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0E7

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Decorative
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick

Additional Information

Date Listed	October 17th, 2025
Days on Market	18
Zoning	R-M

Listing Details

Listing Office	Coldwell Banker United
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.