

# \$304,900 - 327, 207 Sunset Drive, Cochrane

MLS® #A2224656

**\$304,900**

1 Bedroom, 1.00 Bathroom, 655 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to Alora in Sunset Ridge!

This FRESHLY PAINTED, spacious 1-BEDROOM + DEN condo offers a stylish and functional living space. Highlights include granite countertops in the kitchen, soaring 9-foot ceilings, a private balcony with gas hookups, 1-surface TITLED parking, and a serene courtyard view.

Designed by Jayman, the open-concept layout features a modern kitchen with ceramic tile flooring, maple shaker-style cabinets, Frigidaire appliances, and a granite counter with a flush eating bar that opens to the bright living room. Across from the kitchen, you'll find a cozy nook and a full 4-piece bathroom.

The generously sized primary bedroom includes a walk-in closet, while the den off the living room provides extra space for an office or guest area.

The Alora complex offers fantastic amenities including scenic walking paths, a state-of-the-art fitness centre, a full elevator, ample visitor parking, and 2 guest suites for visiting friends or family "in the building with the lowest condo fees.

Schedule your viewing today and discover all that this beautiful condo has to offer!

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224656          |
| Price          | \$304,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 655               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 327, 207 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0H7               |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                   |
| Parking        | Stall                                                                               |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked     |
| Heating           | Baseboard                                                                     |
| Cooling           | None                                                                          |
| # of Stories      | 4                                                                             |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | R-HD           |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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