

# \$324,500 - 225, 207 Sunset Drive, Cochrane

MLS® #A2235865

## \$324,500

2 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Stylish 1 Bedroom + Flex Room Condo in  
Alora at Sunset Ridge

Welcome to this beautifully maintained 1 bedroom + flex room condominium located in the sought-after Alora at Sunset Ridge community. This inviting home offers a perfect blend of comfort, functionality, and style, ideal for first-time buyers, downsizers, or investors.

Step inside to discover granite countertops, newer flooring, and an open-concept living space that includes a dedicated office area—perfect for remote work or study. The spacious primary suite features a walk-in closet and a generously sized ensuite, offering a private retreat at the end of the day.

Enjoy the outdoors on your covered patio complete with a gas hookup for a barbecue, perfect for year-round grilling and entertaining. The flex room offers endless possibilities—use it as a guest bedroom, home office, den, or personal fitness space.

Additional features include:

In-suite storage plus a secure storage locker in the underground heated parkade  
One titled underground parking stall  
Access to a fully equipped fitness center, guest suite, and ample visitor parking  
Situated in a vibrant, amenity-rich neighborhood with scenic views and easy



access to shopping, walking paths, and commuter routes, this condo is a true gem.

Don't miss your chance to own this versatile and beautifully finished home in Sunset Ridge!

Built in 2013

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235865          |
| Price          | \$324,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 859               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 225, 207 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C0H7                |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Trash, Visitor Parking |
| Parking Spaces | 1                                                                |
| Parking        | Titled, Underground                                              |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, |

|              |                        |
|--------------|------------------------|
|              | Washer/Dryer Stacked   |
| Heating      | Baseboard, Natural Gas |
| Cooling      | None                   |
| # of Stories | 4                      |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 34              |
| Zoning         | R-HD            |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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