

# \$299,000 - 327, 207 Sunset Drive, Cochrane

MLS® #A2238870

**\$299,000**

1 Bedroom, 1.00 Bathroom, 657 sqft  
Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Immediate Possession Available!

Welcome to Alora at Sunset Ridge where comfort meets convenience in this freshly painted 1-bedroom + den condo. The den is large enough to fit a full sized bed so you can use it as a spare room, a guest room, a sitting room, an office ... whatever suits your needs. Featuring 9-foot ceilings and an open-concept layout, this home offers a perfect blend of style and functionality.

The modern kitchen is equipped with granite countertops, Frigidaire appliances, maple shaker-style cabinets, ceramic tile flooring, and a flush eating bar that opens to a bright and inviting living area. Step outside onto your private balcony and soak in the views and sense of space, complete with gas hookup for a BBQ and spacious enough for a seating area, bistro set, or lounge chairs - perfect for relaxing or entertaining.

The spacious primary bedroom includes a walk-in closet, while the den offers a versatile space ideal for a home office or guest area. A full 4-piece bathroom and convenient in-suite laundry with storage complete the layout.

Included is 1 titled surface parking stall which is located close to the main entry for your convenience, and residents of Alora enjoy access to excellent amenities: a fully equipped fitness centre, 2 guest suites, scenic walking paths, ample visitor parking, and a full elevator



â€” all in a well-managed complex with some of the lowest condo fees in the area.

Donâ€™t miss your chance to own this beautifully maintained unit. Book your private showing today!

Built in 2013

### Essential Information

MLS® #	A2238870
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	657
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, Parking, Trash, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

	Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Wood Frame

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	42
Zoning	R-HD

### **Listing Details**

Listing Office	CIR Realty
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