# \$295,000 - 327, 207 Sunset Drive, Cochrane

MLS® #A2238870

## \$295,000

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 â€" 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.

Don't miss your chance to own this beautifully maintained unit. Book your private showing today!

Built in 2013

### **Essential Information**

MLS® # A2238870 Price \$295,000

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, Guest Suite, Parking, Trash, Visitor Parking

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 93

Zoning R-HD

# **Listing Details**

Listing Office CIR Realty

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