

# \$309,900 - 327, 207 Sunset Drive, Cochrane

MLS® #A2224656

**\$309,900**

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 – all with low condo fees.

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

Built in 2013



## Essential Information

MLS® #	A2224656
Price	\$309,900
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), Visitor Parking, Fitness Center, Guest Suite, Secured Parking, Storage
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
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	3
Zoning	R-HD

### **Listing Details**

Listing Office	The Real Estate District
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