

# \$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 | 34              |
| Zoning         | R-HD            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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