

# \$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.

Donâ€™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	8
Zoning	R-HD

## Listing Details

Listing Office	TREC The Real Estate Company
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