

**327, 207 Sunset Drive  
 Cochrane, Alberta**

**MLS # A2224656**



**\$304,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

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 &mdash; in the building with the lowest condo fees. Schedule your viewing today and discover all that this beautiful condo has to offer!