

**320, 201 Sunset Drive**  
**Cochrane, Alberta**

**MLS # A2287749**



**\$249,900**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	640 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Owned, See Remarks, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters, See Remarks		

**Inclusions:** Window Coverings, any keys and fobs for the condo and building

OPEN HOUSE SATURDAY 12-2PM - Welcome to Alora at Sunset Ridge, nestled in a stunning and picturesque community. Known as one of the most scenic neighbourhoods in the Cochrane area, Sunset Ridge offers breathtaking mountain views throughout the community and an exceptional lifestyle surrounded by natural beauty. This bright and inviting 1 bedroom + den, 1 bathroom unit presents a fantastic opportunity for homeowners and investors alike. As you enter, you're welcomed by an abundance of natural light and a warm, welcoming atmosphere. The thoughtfully designed layout offers great den space which can be used as an office, guest room, or additional living/dining space. The unit has beautiful wood cabinetry, quartz countertops, and ample cabinet/closet space for all your storage needs with a spacious in-suite laundry room as well. Enjoy your private balcony with partial mountain views and a quiet location great for relaxing when the weather is warm. The beautifully maintained complex is laid out to accentuate the surrounding mountain views and features a gym, useful common areas, and meticulous year-round upkeep. A true standout feature of this home is the TWO titled parking stalls, a rare and highly desirable offering in apartment living. Whether you have multiple vehicles, a guest vehicle, or are seeking added long-term value, having two titled stalls is a significant advantage. Don't miss this opportunity to own in one of Cochrane's most scenic and desirable communities.