

**224, 207 Sunset Drive  
Cochrane, Alberta**

**MLS # A2311653**



**\$310,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 524

**LLD:** -

**Zoning:** R-HD

**Utilities:** -

**Inclusions:** NA

When you enter, enjoy the breathtaking view of the mountains from the large windows that span the entire home. The 9 ft ceilings add to the spacious feel of this home. The kitchen is perfect for entertaining guests at the island while preparing dinner with plenty of counter space. The primary bedroom comfortably fits a king-size bed while still providing room for additional furniture. You'll appreciate the large walkthrough closet that takes you to a functional 3 piece ensuite with a walk in shower. A second bedroom can accommodate a queen size bed with additional furniture as well. The pocket office located just off the kitchen is perfect for anyone who works from home. Other features include: in-suite laundry and TWO titled parking stalls &mdash; one heated underground with storage and one surface stall &mdash; a rare and valuable combination in the building. Located in Alora at Sunset Ridge, a professionally managed building with a fitness centre, guest suite, and visitor parking. Surrounded by pathways, parks, schools, and everyday amenities, this is a unique opportunity to enjoy scenic, elevated living in one of Cochrane&rsquo;s most desirable communities.