

\$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.

Don'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	30
Zoning	R-HD

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.