

# \$455,000 - 406, 207 Sunset Drive, Cochrane

MLS® #A2213648

**\$455,000**

2 Bedroom, 2.00 Bathroom, 1,142 sqft

Residential on 0.00 Acres

Sunset Ridge, Cochrane, Alberta

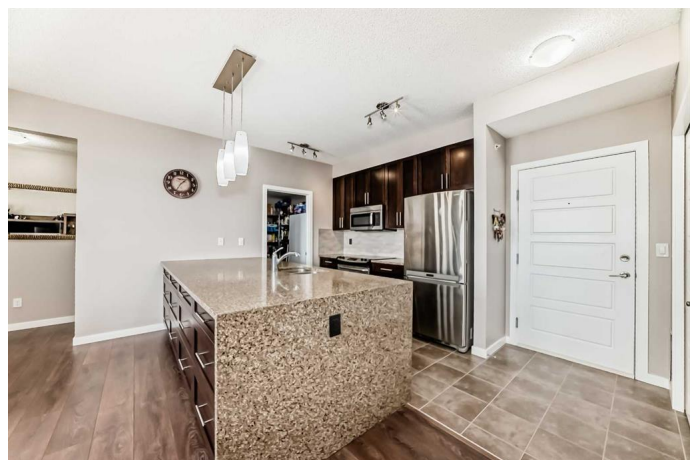
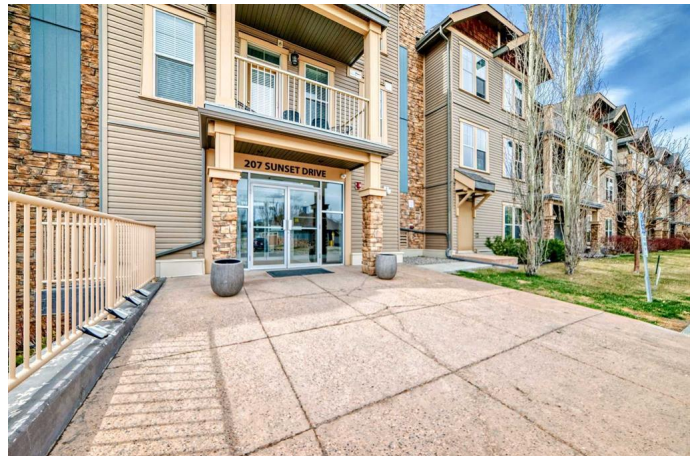
This beautiful top floor apartment offers incredible views of the mountains and setting sun while lounging on your expansive balcony. With more than 1,100 square feet of living space, it features nine-foot high ceilings, tiled entry and pristine vinyl plank flooring. The current owners have added to this home by installing custom cabinets along the granite kitchen counter, plus custom pullout drawers in their spacious kitchen. Other added value are new shelving in both bedrooms. The large kitchen has stainless appliances and a large pantry that will allow you to keep your home well stocked. Full-sized washer and dryer is nicely tucked away in the pantry as well. With a well-designed layout, the bedrooms are on opposite ends of the unit, offering privacy for all residents. The primary bedroom has a large four-piece bath and walk-in closet with custom shelving. If you are a remote worker, or someone who loves to have their own space to work, this is the ideal home comes with its own office. Alora condos has a fantastic fitness centre and guest suite, plus plenty of visitor parking. This unit has two titles parking stalls (one underground, one outside stall) and both titled storage and additional in-unit storage.

Built in 2013

## Essential Information

MLS® #

A2213648



|                |                   |
|----------------|-------------------|
| Price          | \$455,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,142             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406, 207 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C0H7                |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Fitness Center |
| Parking Spaces | 2                           |
| Parking        | Parkade, Stall              |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                                                |
| Heating           | Hot Water                                                                                                                                                  |
| Cooling           | None                                                                                                                                                       |
| # of Stories      | 4                                                                                                                                                          |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 9                |
| Zoning         | R-HD             |
| HOA Fees       | 649              |
| HOA Fees Freq. | MON              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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