

# \$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 | 38              |
| 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.