



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**225, 207 Sunset Drive
Cochrane, Alberta**

MLS # A2235865



\$324,500

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters		

Inclusions: N/A

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!