



GRASSROOTS
REALTY GROUP

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**327, 207 Sunset Drive
Cochrane, Alberta**

MLS # A2238870



\$299,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: window coverings

Immediate Possession Available! Welcome to Alora at Sunset Ridge — where comfort meets convenience in this freshly painted 1-bedroom + den condo. The den is large enough to fit a full sized bed so you can use it as a spare room, a guest room, a sitting room, an office ... whatever suits your needs. Featuring 9-foot ceilings and an open-concept layout, this home offers a perfect blend of style and functionality. The modern kitchen is equipped with granite countertops, Frigidaire appliances, maple shaker-style cabinets, ceramic tile flooring, and a flush eating bar that opens to a bright and inviting living area. Step outside onto your private balcony and soak in the views and sense of space, complete with gas hookup for a BBQ and spacious enough for a seating area, bistro set, or lounge chairs - perfect for relaxing or entertaining. The spacious primary bedroom includes a walk-in closet, while the den offers a versatile space ideal for a home office or guest area. A full 4-piece bathroom and convenient in-suite laundry with storage complete the layout. Included is 1 titled surface parking stall which is located close to the main entry for your convenience, and residents of Alora enjoy access to excellent amenities: a fully equipped fitness centre, 2 guest suites, scenic walking paths, ample visitor parking, and a full elevator — all in a well-managed complex with some of the lowest condo fees in the area. Don’t miss your chance to own this beautifully maintained unit. Book your private showing today!