



**GRASSROOTS**  
REALTY GROUP

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

**110, 205 Sunset Drive  
Cochrane, Alberta**

**MLS # A2247660**



**\$310,000**

<b>Division:</b>	Sunset Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 624
<b>LLD:</b>	-
<b>Zoning:</b>	R-HD
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully maintained two-bedroom residence in the highly desirable community of Alora at Sunset Ridge. Offering a refined blend of style, comfort, and practicality, this home is ideal for first-time buyers, downsizers, or investors seeking a turnkey property in an exceptional location. Freshly painted and featuring newer flooring throughout, the open-concept layout is bright and inviting, complemented by a dedicated office nook that's perfect for remote work or study. The well-appointed kitchen flows seamlessly into the living area, while the covered patio with a gas barbecue hookup invites year-round outdoor enjoyment and entertaining. This thoughtfully designed home also offers in-suite storage, along with a secure storage locker in the titled underground heated parkade and an additional titled outdoor parking stall. Residents can enjoy exclusive access to a fully equipped fitness centre, a welcoming guest suite, and ample visitor parking. Set within a vibrant, amenity-rich neighbourhood, this property offers scenic views, nearby walking paths, and convenient access to shopping, dining, and commuter routes. With its tasteful finishes and unbeatable location, this Sunset Ridge gem is ready to welcome its next proud owner. Book your showing today!