



**426, 207 Sunset Drive
Cochrane, Alberta**

MLS # A2297150



\$315,000

Division:	Sunset Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters, Recreation Facilities, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Enjoy stunning mountain views from every major room in this top floor 2 bedroom, 2 bathroom condo in the sought-after community of Sunset Ridge. From your private balcony to your main living space and both bedrooms, the views create a rare and elevated living experience that truly sets this unit apart. Inside, the space is bright, clean, and thoughtfully designed with modern white cabinetry, stainless steel appliances, and in-suite laundry, including a newer washer and dryer (approx. 1 year old) and a new microwave. The primary bedroom features a walk-in closet and private ensuite, while the second bedroom and full bathroom offer flexibility for guests or shared living. A cozy, separate office nook provides a dedicated workspace without compromising bedroom space. A standout feature is the TWO titled parking stalls — one heated underground with storage and one surface stall — a rare and valuable combination in the building. Located in Alora at Sunset Ridge, a professionally managed building with a fitness centre, guest suite, and visitor parking. Surrounded by pathways, parks, schools, and everyday amenities, this is a unique opportunity to enjoy scenic, elevated living in one of Cochrane's most desirable communities.