# \$465,000 - 406, 207 Sunset Drive, Cochrane

MLS® #A2213648

### \$465,000

2 Bedroom, 2.00 Bathroom, 1,142 sqft Residential on 0.00 Acres

Sunset Ridge, Cochrane, Alberta

This beautiful top floor apartment offers incredible views of the mountains and setting sun while lounging on your expansive balcony. With more than 1,100 square feet of living space, it features nine-foot high ceilings, tiled entry and pristine vinyl plank flooring. The current owners have added to this home by installing custom cabinets along the granite kitchen counter, plus custom pullout drawers in their spacious kitchen. Other added value are new shelving in both bedrooms. The large kitchen has stainless appliances and a large pantry that will allow you to keep your home well stocked. Full-sized washer and dryer is nicely tucked away in the pantry as well. With a well-designed layout, the bedrooms are on opposite ends of the unit, offering privacy for all residents. The primary bedroom has a large four-piece bath and walk-in closet with custom shelving. If you are a remote worker, or someone who loves to have their own space to work, this is the ideal home comes with its own office. Alora condos has a fantastic fitness centre and guest suite, plus plenty of visitor parking. This unit has two titles parking stalls (one underground, one outside stall) and both titled storage and additional in-unit storage.







Built in 2013

#### **Essential Information**

MLS® # A2213648

Price \$465,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,142

Acres 0.00

Year Built 2013

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 406, 207 Sunset Drive

Subdivision Sunset Ridge

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C0H7

#### **Amenities**

Amenities Elevator(s), Fitness Center

Parking Spaces 2

Parking Parkade, Stall

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters,

High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub,

Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Hot Water

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Wood Frame

#### **Additional Information**

Date Listed April 30th, 2025

Zoning R-HD

HOA Fees 649

HOA Fees Freq. MON

## **Listing Details**

Listing Office Real Broker

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