

# \$359,900 - 412, 207 Sunset Drive, Cochrane

MLS® #A2210033

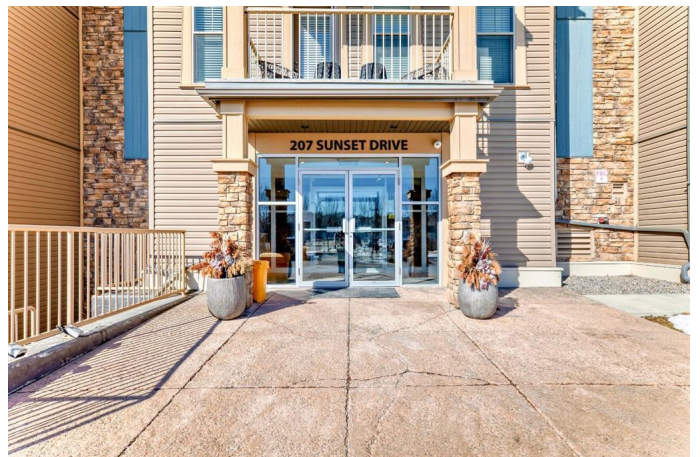
**\$359,900**

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

Welcome to this extra special TOP FLOOR UNIT, featuring BREATHTAKING MOUNTAIN VIEWS, and UPGRADES everywhere you look! Located in the newest building at "ALORA" in SUNSET RIDGE, this upscale, modern 2 bedroom, 2 bathroom unit has been exceptionally maintained and is a prime opportunity for the buyer that is looking to have it all. The open floor plan offers mountain views from the main living room, the balcony, and both bedrooms. Upon entering you are greeted by a gorgeous, spacious kitchen featuring 2-tone Häcker cabinets, new Stainless Steel appliances, Calcutta quartz counters, and a huge peninsula island with sit-up bar. The kitchen overlooks the dining and cozy main living room with 9' ceilings. New Luxury vinyl plank flooring can be found throughout, and the windows have been treated with amazing Hunter Douglas plantation shutters. A smartly positioned built-in desk is just off the main living space in the hallway for those that work from home. Down the hall, and away from the main living area; are two spacious bedrooms and the main 4-piece bathroom. The primary bedroom features a walk-through closet leading to a convenient 3-piece ensuite with huge stand-up shower, and bedroom two is spacious for the guests or kids - both rooms offer picturesque mountain views to wake up to every morning. The living space is completed with a separate laundry room featuring tons of additional storage and the sunny, west-facing balcony



that lures you with its up front, 1st row seat to admire and gaze at the majestic Rockies. This unit comes complete with TWO TITLED PARKING STALLS, and an additional assigned storage locker. An onsite GYM FACILITY is available for those that like to work out, and two guest suites are available (in a separate building) for short term stays. Sunset Ridge is a vibrant community featuring: shopping, dining, parks, schools and a short walk to amenities and walking paths of the historic COCHRANE RANCH HOUSE! Treat yourself today, and book a viewing of this fabulous unit.

Built in 2013

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210033          |
| Price          | \$359,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 857               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 412, 207 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0H7               |

### **Amenities**

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                          |
| Parking        | Parkade, Stall, Underground                                                                |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                                                    |
| Heating           | Baseboard, Hot Water, Natural Gas, Radiant                                                                             |
| Cooling           | None                                                                                                                   |
| # of Stories      | 4                                                                                                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 10              |
| Zoning         | R-HD            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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