

# \$299,900 - 109, 207 Sunset Drive, Cochrane

MLS® #A2261391

**\$299,900**

2 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.02 Acres

Sunset Ridge, Cochrane, Alberta

This meticulously cared-for apartment-style condo blends style and function with a bright, neutral palette and thoughtful luxury upgrades throughout. The spacious primary suite offers a walk-through closet and generous ensuite, while a French-door den provides the perfect work-from-home space or spare bedroom. Recent renovations include luxury vinyl plank flooring throughout, new stainless steel kitchen appliances, quartz countertops with a modern backsplash and faucet, updated vanities with new sinks and faucets, and professionally installed window coverings. Both bathrooms and utility areas feature upgraded flooring, and high-profile toilets add to the quality finishes. The well-appointed kitchen boasts abundant cupboard space, a sizable pantry, and a separate enclosed laundry room with additional storage. Enjoy your morning coffee on your uniquely private ground level patio while taking in breathtaking Cochrane sunrises. Living at Alora in Sunset Ridge means access to a fully equipped fitness centre just down the hall and guest suites for visitors. A titled, heated underground parking stall with storage locker is also included. Move-in ready and beautifully updated, this condo is priced to sell—don't miss out!

Built in 2013

## Essential Information

MLS® #

A2261391



|                |                   |
|----------------|-------------------|
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 860               |
| Acres          | 0.02              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109, 207 Sunset Drive |
| Subdivision | Sunset Ridge          |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 0H7               |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Storage |
| Parking Spaces | 1                                             |
| Parking        | Underground                                   |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings              |
| Heating           | Baseboard, Natural Gas                                                                                            |
| Cooling           | None                                                                                                              |
| # of Stories      | 4                                                                                                                 |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 32                |
| Zoning         | R-HD              |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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