

# \$285,000 - 309, 205 Sunset Drive, Cochrane

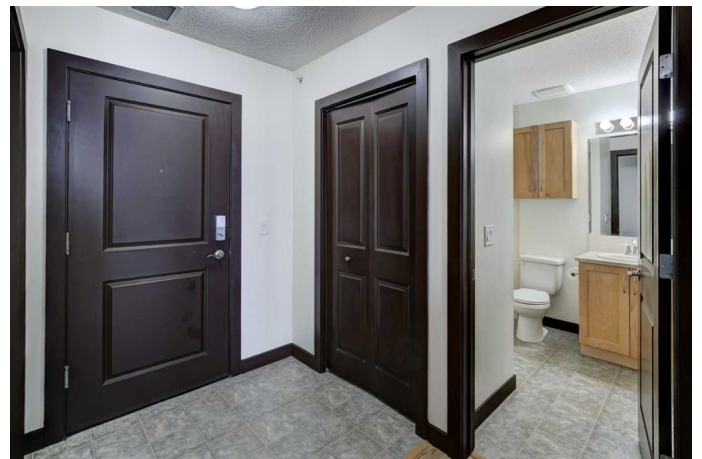
MLS® #A2198874

**\$285,000**

1 Bedroom, 1.00 Bathroom, 574 sqft  
Residential on 0.01 Acres

Sunset Ridge, Cochrane, Alberta

This completely RENOVATED TOP FLOOR condo with stunning MOUNTAIN VIEWS is ready for you to move in and make it yours. Welcome to the beautiful ALORA condominiums in Sunset Ridge. There is new paint, new floors, new countertops, new tiles in your NEW HOME. The open concept kitchen, dining room and living room is bright and inviting with large Southwest facing windows and a SPECTACULAR view of the ROCKY MOUNTAINS. The kitchen features ample cupboards and counter space. A built in desk adds room for your office needs. The generous sized primary bedroom is large enough to fit a king-sized bed. A 4-piece bathroom, laundry room with stacking washer/dryer, and ample storage space complete the inside of this unit. Enjoy the gorgeous vistas from your BALCONY. This unit includes 1 titled parking space and 1 assigned storage cage in the HEATED underground parkade. A short walk to Building #207 in the complex, hosts the on-site gym, and is footsteps away from the complex mailboxes and garbage/recycling facilities. Guest suites in building 201 and 205 are available to be booked for a small fee. Enjoy the convenience of this PRIME location, just a short walk to medical/dental offices, veterinarian, coffee shop, restaurants, esthetician services, a pharmacy and more. The community of Sunset Ridge is celebrated for it's spectacular Rocky Mountain views, thoughtfully designed parks, and km's of



walking/biking trails. Live in Sunset Ridge  
voted "2024 Best Cochrane Neighbourhood"  
Book your showing today!

Built in 2009

### Essential Information

MLS® #	A2198874
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.01
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	309, 205 Sunset Drive
Subdivision	Sunset Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0H6

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Storage, Trash, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Heated Garage, Underground

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)
Appliances	Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer

	Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame, Veneer

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	R-HD

### **Listing Details**

Listing Office	RE/MAX West Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.