



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 SUNSET Drive #323, Cochrane T4C 0H7**

MLS®#: **A2122629**

Area: **Sunset Ridge**

Listing Date: **04/11/24**

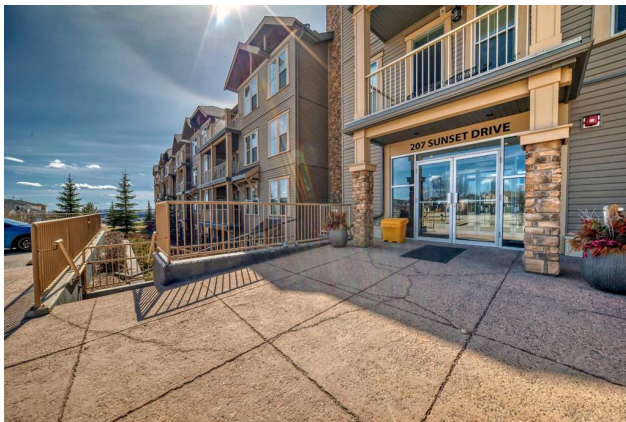
List Price: **\$319,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Cochrane**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **920 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **860**  
Low Sqft:  
Ttl Sqft: **860**

DOM

**38**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Balcony,Barbecue**

Construction: **Wood Frame**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Elevator,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 10`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`10" x 13`11"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`4" x 9`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 8`6"</b>	<b>Office</b>	<b>Main</b>	<b>4`2" x 4`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`6"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`3" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 15`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 9`11"</b>	<b>Balcony</b>	<b>Main</b>	<b>8`9" x 6`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$478**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-HD**

Legal Desc: **1311898**

Remarks

Pub Rmks: **A fantastic opportunity for an investor or first time home buyer in the desirable Alora At Sunset Ridge. A formal entrance leads to the open concept kitchen with stainless steel appliance and a breakfast bar overlooking the spacious dining and living room. The oversized primary bedroom includes a walk through closet includes a beautiful 3 piece ensuite. A second bedroom, 4pc bathroom, laundry room and office area complete this space. This unit has one heated underground parking stall with an additional storage cage. Very well maintained building has a gym and visitor parking. Close to walking trails, restaurants and shopping. Don't miss this opportunity and call for your viewing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













