



THE
A-TEAM

**RE/MAX
FIRST**

205 SUNSET Drive #309, Cochrane T4C 0H6

MLS® #: **A2198874**

Area: **Sunset Ridge**

Listing Date: **03/05/25**

List Price: **\$285,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 24-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2009**

Lot Information

Lot Sz Ar: **625 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **574**
Low Sqft:
Ttl Sqft: **574**

DOM

48

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Veneer,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Storage,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>
4pc Bathroom	Main	7`6" x 8`0"	Bedroom - Primary	Main	9`9" x 11`11"
Foyer	Main	5`4" x 4`6"	Kitchen	Main	7`10" x 7`11"
Laundry	Main	7`5" x 4`8"	Living Room	Main	10`9" x 16`1"
Office	Main	3`6" x 4`3"	Balcony	Main	10`4" x 6`1"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$412		Fee Simple		R-HD
		Fee Freq:		
		Monthly		
Legal Desc:	0911865			
		Remarks		
Pub Rmks:	<p>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-peice 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!</p>			
Inclusions:	N/A			
Property Listed By:	RE/MAX West Real Estate			

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





