



## 205 SUNSET Drive 315 Cochrane AB

\$244,900

Welcome to Alora - Jayman's popular condo project in Sunset Ridge...this desirable pet-friendly complex in this sought-after family community within walking distance to the Trading Post shopping centre & minutes to the Cochrane townsite & Bow River valley. This bright & airy top floor 2 bedroom / 2 bath unit offers spacious open floorplan with 9ft ceilings & warm neutral decor, 2 parking stalls & wonderful views of the surrounding mountains & valleys. Bathed in natural light, you'll love the great flow of the living/dining room with big window, handy tech centre with built-in desk & sleek maple kitchen with raised bar, undercabinet lighting & stainless steel appliances. Two sunny bedrooms & 2 full baths include the master with walkthru closet & ensuite with oversized shower. Large insuite storage room with wire shelving, upgraded tile floors in the kitchen & bathrooms, 2 titled parking stalls - one outside & one in the heated parkade with a huge adjoining storage locker, stacking washer & dryer in the insuite laundry plus also included is a window air conditioning unit. Super amenities in this pet-friendly (with board approval) complex includes tons of visitor parking, 2 guest suites in each building & onsite residents' fitness centre. Affordable maintenance-free living close to schools & community amenities, quick easy access to the mountains, Calgary & beyond!

Living Room 10'10" x 11'2"

Dining Room 10'10" x 9'

Kitchen 8'8" x 10'

Den 4'3" x 4'2"

Laundry Room 3'1" x 3'7"

Master Bedroom 12'4" x 9'10"

Bedroom 9'1" x 9'11"

Storage Room 6'9" x 4'8"



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