



## 3R, 147 Crawford Drive , Cochrane, Alberta - \$530,000



Main Photo

### Property Description

This is a rare opportunity to purchase a top-floor bungalow-style apartment with an oversized, heated double attached garage in the serene riverside community of Crawford Ranch.

A secure, private 'New York' style elevator opens directly into your foyer, offering both convenience and privacy. The layout includes 10-foot ceilings, two bedrooms, and two full bathrooms. The living room features a cozy gas fireplace with built-ins, while the kitchen offers ample cabinetry, counter space, and access to a spacious deck. A separate dining area adds flexibility for everyday use or entertaining.

The primary bedroom window backs onto a forested area, making it extremely private. The spacious ensuite includes a soaker tub, separate shower and large walk-in closet. The second bedroom and full bath are ideal for guests. In-suite laundry is located near the secondary exit, which leads directly to an outdoor

greenspace. There is also the added bonus of a sink in the garage, with hot and cold water. Recent updates include a new hot water tank, new laminate flooring, new MET blinds (including some darkening blinds and motorized blinds) and a full building exterior building replacement. Steps from the river and walking paths, this home is well-suited for buyers seeking a practical, low-maintenance lifestyle in a quiet community.

## REALTOR Referral

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*Courtesy Of: CIR Realty*



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