

# \$524,999 - 3r, 147 Crawford Drive, Cochrane

MLS® #A2257685

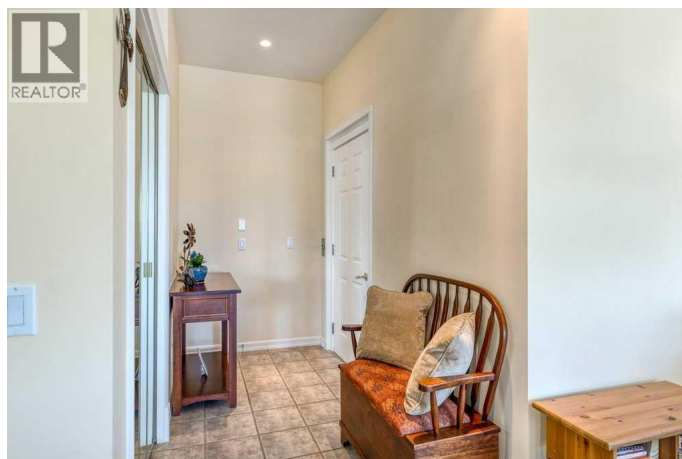
**\$524,999**

2 Bedroom, 2.00 Bathroom, 1,233 sqft  
Single Family on 0.04 Acres

Crawford Ranch, Cochrane, Alberta

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 custom cabinet work in the pantry & front closet. Steps from the river and walking paths, this home is well-suited for buyers seeking a practical, low-maintenance lifestyle in a quiet community. (id:6289)

Built in 2002



## Essential Information

Listing #	A2257685
Price	\$524,999
Bedrooms	2
Bathrooms	2.00
Square Footage	1,233
Acres	0.04
Year Built	2002
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	3r, 147 Crawford Drive
Subdivision	Crawford Ranch
City	Cochrane
Province	Alberta
Postal Code	T4C2G7

## Amenities

Features	No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

## Exterior

Exterior	Stone, Stucco
Construction	Wood frame

## Listing Details

Listing Office	CIR Realty
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