



GRASSROOTS
REALTY GROUP

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**10, 304 Ross Avenue
Cochrane, Alberta**

MLS # A2221915



\$419,000

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Asphalt, Outside, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

Introducing a fantastic opportunity to own a 4 bedroom, 4 bathroom end-unit townhouse condo nestled in the heart of Cochrane. This property has 1851 sqft of finished livable space and offers a range of features that make it an ideal choice for individuals and families alike. Step into the main floor to find the open and welcoming entrance which blends into the inviting living room. An abundance of natural light is provided by the large windows on the north and south sides of this end unit home. Family sized dining area is separate to the kitchen, which has a large north facing window looking out over the park area and the Town of Cochrane maintained public skating rink right outside your new backyard! Heading upstairs, you will discover three well-appointed bedrooms. The primary room shines with its own 3-piece ensuite bathroom, offering a private retreat within the home. Two additional bedrooms share a 4-piece bathroom, catering to the needs of a growing family or that additional space needed when family comes to stay. Fresh paint on the upper floor compliments the overall care that has been shown to this owner occupied home. Downstairs in the fully developed basement find yet another bedroom, and an additional living area with the potential to use as a home theatre, home office, play area or workout space. A half bathroom is situated in the basement, along with the convenience of washer and dryer units. Not only is there a fully fenced backyard providing privacy and security, but you are also steps away from a public playground, park and outdoor skating rink. This area is well maintained and is a family friendly destination in the neighbourhood. Two parking stalls are located directly in front of the of the unit, providing ample space for residents and guests. Located within walking distance to Cochrane Christian Academy and Main Street, this townhome condo

ensures easy access to amenities, shops, and restaurants, offering a vibrant and convenient lifestyle. Avoid construction traffic with fast access to the 1A and a short 20 minute commute into Calgary. Natural surroundings, superior location, 4 bedrooms, parking space and an end unit makes this a desirable place to call home.