



GRASSROOTS
REALTY GROUP

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**2214, 505 Railway Street W
Cochrane, Alberta**

MLS # A2239763



\$315,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 469
LLD:	3-26-4-W5
Zoning:	C-G
Utilities:	-

Inclusions: Call seller

Click brochure link for more details. Bright and spacious condo is conveniently located in the heart of Cochrane close to many amenities. This clean 2 bedroom corner unit offers lots of space and a great layout, one of the larger floor plans available in the building. Generous sized kitchen with plenty of storage and breakfast bar overlooking a dining area and spacious living room. The bathroom has a fresh tub surround and floor tile, and a door into the master as well as the hallway. Updated carpet in living room and bedrooms makes this unit move in ready. In suite laundry with washer and dryer. Large (12 x 7) south facing balcony with plenty of sunlight and private facing and mountain views. Room for a BBQ and table and chairs. Master has an east facing window with a beautiful view of the Big Hill and double closets to accommodate your storage needs. This professionally managed, well maintained building is in walking distance to the library, grocery stores, restaurants, coffee shops, medical facilities, fitness centers, bowling and the movies. This unit comes with a conveniently located assigned surface parking stall (#107) across from the main doors.