



GRASSROOTS
REALTY GROUP

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8, 304 Ross Avenue
Cochrane, Alberta

MLS # A2245960



\$488,900

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Paved, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Discover modern comfort in this renovated home with a total of 4 bedrooms and 4 washrooms (1 primary ensuite bathroom 4pcs, 1 common 4pcs, and 2 x 2pcs). The fully finished basement consists of an additional bedroom, a gym room & a 2-piece washroom. The seller had replaced all the flooring with vinyl planks last year and new paint throughout the whole house. Private backyard with deck. 2 assigned parkings stalls located at the front of the unit. Walk to playground & hockey rink, easy access to Highway 1A. This bare-land condo allows pets. The seller would include 2 Anespa Shower filtration systems & a (K8) Ionizer, which is a top-of-the-line quality drinking system, a total value worth over \$10,000.