



GRASSROOTS
REALTY GROUP

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**32, 800 Bowcroft Place
Cochrane, Alberta**

MLS # A2250072



\$364,900

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot, Landscaped, No Neighbours Behind, Private, See Remarks, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, See Remarks		

Inclusions: N/A

These townhomes are Cochrane's best kept secret. With million dollar views out your back door at a fraction of the cost, Bow Croft Place is THE PLACE to be! A large living room is the start bringing in natural light from the beautiful window out front. Walk thru to the recently updated kitchen including tile backsplash and s/s appliances. Lots of storage for all your cooking needs! A generous eating space is perfect. Exit here to your private yard and take in the nature! The Bow River, the train coming thru the valley... a true "Cochrane" experience. Upstairs, you will find a great sized primary off the front of the home, a 4pcs bath (updated) and 2 bedrooms off the back - again capturing the view! Downstairs is finished with a large rec space, a flex room, a 3pcs bath & laundry! This home is located in the East End, easily walkable to all your favourite things, the river, Historic Downtown, Spray Lakes Family Sports Centre, many pickle ball courts, brand new Co-Op & more! All you need to do is move in!