



GRASSROOTS
REALTY GROUP

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107, 77 George Fox Trail
Cochrane, Alberta

MLS # A2252019



\$469,900

Division:	Bow Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Log, Stone, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Backing a natural forest and fronting the Bow River, Lofts on the Bow is Cochrane's Premier adult (i.e. 55+) low-maintenance living community. A spacious, freshly refurbished, air-conditioned main level (i.e. no stairs) 2-bedroom/2-bathroom unit offering an updated kitchen with solid wood cabinetry/granite counters/breakfast bar/stainless steel appliances, designated dining area, spacious living room to a 6' X 11' patio (with its own private lockable storage room) overlooking park/soccer fields/the Bow River, large master bedroom with over-sized his/her walk-through closet to 4-piece (i.e. soaker tub, with separate stand-up shower) ensuite, generously-scaled second bedroom, main 4-piece bathroom with soaker tub, laundry and storage. New carpet, light fixtures, knock-down ceilings and fresh paint throughout. Stay as busy as you'd like with complex amenities including fitness centre, games room, puzzle tables, library, community kitchen, banquet room, car wash and a gorgeous stone courtyard with feature fireplace, picnic tables & pergolas. Comes complete with a titled parking stall/assigned storage locker in the heated, underground parkade; loads of visitor parking up top. Condo fees include the majority (i.e. heat, water, sewer, trash) of utilities. Available for immediate possession.