



**GRASSROOTS**  
REALTY GROUP

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**2118, 505 Railway Street W  
Cochrane, Alberta**

**MLS # A2257580**



**\$319,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	844 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Electric

**Floors:** See Remarks, Vinyl

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 441

**LLD:** 3-26-4-W5

**Zoning:** C-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautiful 2 bedroom, 2 bathroom condo in the heart of Cochrane. Located on ground level, only a few steps from the front door, making it easily accessible and no elevator needed. It's perfect and has a lovely walk out to a concrete pad and grassy area for kids and pets. The flooring is brand new Luxury Vinyl in a Light Wood tone, so it's perfect for any color choice of decor. Walls were recently painted so it's move in ready for your family. The floor plan is open concept for the living room, dining & kitchen area so its suitable for a family and entertaining. Bedrooms are spacious and the master has a walk through closet and a 4 piece ensuite, 2nd bedroom is also a great size and has a 4 piece bathroom adjacent to it. The 2 bedrooms are on opposite sides of the suite, so great for privacy and guests. The condo building is very well maintained and walking distance to grocery and drug stores, retail shopping, library, public transit, and lots of restaurants. Public transit