



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**155 Crawford Drive
Cochrane, Alberta**

MLS # A2262858



\$499,900

Division:	Crawford Ranch		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,581 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 231
LLD:	4-26-4-W5
Zoning:	R-MX
Utilities:	-

Inclusions: Gazebo, window coverings

Stunning End Unit Townhouse in Sought-After Crawford Ranch! Welcome to this beautifully finished 3-bedroom, 3.5-bathroom townhouse tucked away in the peaceful, no-through community of Crawford Ranch. Surrounded by mature trees and backing onto a private environmental reserve, this home offers the perfect blend of nature and convenience—just steps from walking trails, Jumping Pound Creek, and the Bow River, yet minutes from all that Cochrane has to offer. Inside, you'll find a spacious and functional layout with thoughtful upgrades throughout. The entry-level features a large family room with a cozy gas fireplace and a full 4-piece bathroom—ideal as a private space for teenagers, guests, or multi-generational living. Upstairs, the main living area showcases a stylish kitchen with granite countertops, stainless steel appliances, and a central island perfect for entertaining. The open-concept dining room features a second gas fireplace and opens onto a private deck with serene views of the natural surroundings. Additionally, there is a beautiful main floor living area and conveniently located half bathroom. The upper level offers a luxurious primary suite complete with an upgraded ensuite, two additional bedrooms, a full bathroom, and convenient upstairs laundry. Tastefully designed and surrounded by nature, this home truly has it all—space, style, comfort, and an unbeatable location. Don't miss your chance to call Crawford Ranch home!