



GRASSROOTS
REALTY GROUP

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**28, 800 Bowcroft Place
Cochrane, Alberta**

MLS # A2272048



\$348,888

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,080 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Conservation, Creek/River/Stream/Pond, Cul-De-Sac, Environmen		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 390

LLD: 2-26-4-W5

Zoning: R-MD

Utilities: -

Inclusions: none

This beautifully updated East End townhouse backs onto an undeveloped area, offering stunning Bow Valley and river views with no rear neighbours. Start your mornings enjoying the sunrise with a coffee while deer and local wildlife pass through. The open main floor features hardwood floors, a bright living room, maple cabinetry, and an updated kitchen with a breakfast bar, stainless steel appliances, and tile backsplash, plus a generous dining area that opens to your private yard. An updated main-floor half bath adds everyday convenience. Freshly painted throughout, the upper level offers three spacious bedrooms and an updated 4-piece bathroom. The lower level is an unspoiled basement providing ample storage or the potential for an additional family room. Pets are welcome in this well-managed condo with a healthy reserve fund. Walkable to the Bow River, Historic Downtown, Spray Lakes Centre, shops, and restaurants—just move in and enjoy the Cochrane lifestyle!