



**GRASSROOTS**  
REALTY GROUP

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7, 304 Ross Avenue  
Cochrane, Alberta

MLS # A2278313



**\$415,000**

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,328 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Level, No Neighbours Behind, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Lighting Fixtures Attached, Window Coverings, Shoe Cabinet (Front Entry), Fully Furnished basement (Including, All Utensils, Coffee Table, Area Rug, TV, Fireplace, Refrigerator, Microwave and Hot Plate)

Welcome to #7, 304 Ross Avenue, offering exceptional value and income potential. As you walk in you will be greeted with an OPEN FLOOR CONCEPT, a built-in bench, with storage for convenience. This home, features LUXURY VINYL PLANK FLOORING, a cozy GAS FIREPLACE for comfort, making this home is both stylish and functional. The main level is thoughtfully designed with BUILT-IN SHELVING, and a convenient SHOE CABINET AT THE FRONT DOOR, perfect for everyday living. Upstairs, you'll find the spacious PRIMARY BEDROOM complete with a striking FEATURE WALL, 5 PIECE ENSUITE, and a WALK-IN CLOSET, along with TWO ADDITIONAL BEDROOMS and a 4 PIECE MAIN BATH located at the back of the home. The FULLY FURNISHED BASEMENT has its own SIDE ENTRANCE. The basement includes ALL FURNITURE, a COFFEE TABLE, AREA RUG, TV, and FIREPLACE, making it a true turnkey opportunity. The kitchenette is equipped with a FRIDGE, MICROWAVE, SINK AND HOT PLATE. Laundry is located downstairs, is shared and includes WASHER & DRYER. Additional details: • Condo fees include SNOW REMOVAL, COMMON AREA MAINTENANCE & NEW ROOF