



**1211, 505 Railway Street W
Cochrane, Alberta**

MLS # A2287289



\$345,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	C-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to one of the largest and most desirable units in this centrally located downtown Cochrane complex! This beautifully maintained 2 bedroom, 2 bathroom condo offers an exceptional open concept layout with stunning hardwood flooring and a bright, functional living space perfect for both everyday living and entertaining. The updated kitchen features quartz countertops, modern finishes, and a brand new dishwasher, flowing seamlessly into the spacious dining and living areas. Step outside to your massive 172 sq/ft balcony, an incredible extension of your living space and the perfect spot to relax, BBQ, or enjoy the views. The primary suite includes a renovated ensuite, while the second bedroom and bathroom have also been tastefully updated. You’ll love the oversized in-suite laundry room with newer washer and dryer and an abundance of storage. This unit comes with rare and valuable extras including titled underground parking, titled underground storage, PLUS an assigned above-ground parking stall with plug, ideal for Alberta winters. Additional upgrades include new water shut-offs for added peace of mind. All of this in a prime downtown Cochrane location, just steps to shopping, restaurants, pathways, and amenities. Spacious, updated, and incredibly well appointed, this is condo living at its best.