

208, 141 Mountain Street  
Cochrane, Alberta

MLS # A2222784



## \$320,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | East End   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 991 sq.ft.   | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | 0.02 Acre  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 710 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-HD   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |        |

**Inclusions:** N/A

Welcome home to this well cared for 2 bedroom 2 bathroom condo in the peaceful community of East End in the heart of Cochrane. With 991 square feet of living space the unit features 9' ceilings and a modern open layout with warm tile and carpet throughout including huge windows that flood the space with natural light, enhancing the bright and open layout. The kitchen comes with stainless steel appliances, granite countertops, sit up breakfast bar and modern maple cabinetry offering plenty of counter and storage space. The family room is spacious with a natural gas fireplace and leads to the private patio to enjoy the peace and tranquility. The primary bedroom is a good size with a walk-through closet leading to the 4 piece ensuite with large stand-up shower and separate bath tub. There is a second bedroom and another 4-piece bathroom providing plenty of room for family or guests. The entrance is spaces with an adjacent laundry room complete with stacking washer and dryer and lots of extra storage. This unit has 1 titled underground parking stall. Heat and water are included in the condo fees. Close to all amenities and a short drive to the mountains. Pride of ownership is apparent in this home! Call your favourite Realtor for your private viewing!