

107, 77 George Fox Trail  
Cochrane, Alberta

MLS # A2252019

**\$469,900**



|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bow Meadows                                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 1,065 sq.ft.                                          | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 2                                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Enclosed, Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                                             |               |                   |
| <b>Lot Feat:</b> | -                                                     |               |                   |

|                    |                                                                                                                            |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler, In Floor                                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            | <b>Condo Fee:</b> | \$ 657 |
| <b>Basement:</b>   | -                                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Log, Stone, Stucco, Wood Frame                                                                                             | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | -                                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Backing a natural forest and fronting the Bow River, Lofts on the Bow is Cochrane's Premier adult (i.e. 55+) low-maintenance living community. A spacious, freshly refurbished, air-conditioned main level (i.e. no stairs) 2-bedroom/2-bathroom unit offering an updated kitchen with solid wood cabinetry/granite counters/breakfast bar/stainless steel appliances, designated dining area, spacious living room to a 6' X 11' patio (with its own private lockable storage room) overlooking park/soccer fields/the Bow River, large master bedroom with over-sized his/her walk-through closet to 4-piece (i.e. soaker tub, with separate stand-up shower) ensuite, generously-scaled second bedroom, main 4-piece bathroom with soaker tub, laundry and storage. New carpet, light fixtures, knock-down ceilings and fresh paint throughout. Stay as busy as you'd like with complex amenities including fitness centre, games room, puzzle tables, library, community kitchen, banquet room, car wash and a gorgeous stone courtyard with feature fireplace, picnic tables & pergolas. Comes complete with a titled parking stall/assigned storage locker in the heated, underground parkade; loads of visitor parking up top. Condo fees include the majority (i.e. heat, water, sewer, trash) of utilities. Available for immediate possession.