



**208, 141 Mountain Street  
Cochrane, Alberta**

**MLS # A2276205**

**\$292,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <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 (17 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Covered, Gated, Parkade, Stall, 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>       | -   | <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>   | Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |        |
| <b>Inclusions:</b> | Ceiling fan   |                   |        |

Looking for a modern, move-in-ready condo for sale in Cochrane? This spacious 2-bedroom, 2-bathroom home offers a bright, open-concept living area with large windows and a layout designed for both comfort and style, located in the desirable East End community. Enjoy a modern kitchen featuring stainless steel appliances, granite countertops, a sit-up breakfast bar, and maple cabinetry providing ample storage. The generous living room includes a gas fireplace for chilly evenings and opens onto a private patio—perfect for BBQs, relaxing, or entertaining friends and family. The primary bedroom boasts a walk-through closet and a luxurious 5-piece ensuite. A second bedroom and 4-piece bathroom add flexibility for guests, family, or a home office. Additional highlights include in-suite laundry with extra storage, titled underground heated parking, and condo fees that cover heat, water, building maintenance, and snow removal. Centrally located in beautiful Cochrane, this condo is close to shopping, restaurants, and parks, with easy access to Highway 1A and just a short drive to Calgary and the mountains. Offering both convenience and tranquility, this home is ideal for first-time buyers, downsizers, or investors looking for Cochrane real estate opportunities. Don't miss out—contact your favourite REALTOR® to book a private viewing today!