

116, 77 George Fox Trail  
Cochrane, Alberta

MLS # A2278389



**\$495,000**

Division:	Bow Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,104 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Hot Water, Zoned	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s), Wood Windows		
Inclusions:	None		

Welcome to Cochrane's most prestigious condo complex. Situated along George Fox Trail, Lofts on the Bow overlooks soccer fields, a playground area, the Bow River and the Big Hill. This two bedroom, two bathroom condo plus a Den is an end unit and features a private patio adjoining the 7,000 square foot Courtyard. The patio comes with a gas hookup for your BBQ and also has a storage room included. Inside, this unit features Hardwood floors throughout except in the bathrooms and Laundry room. The Kitchen has Gleaming granite counter tops and lots of cabinets. The lower cabinets have pullout shelving. The ceilings are 9 feet tall. New lighting throughout and unit has all new paint. All appliances are included and are just 1 year old with 3 years of extended warranty transferable to the NEW OWNER. This condo is secluded and sheltered and great for bird watching. This complex is a 55+ building and has many amenities including a pool table for those who like that, a workout room with various machines, a meeting room/ quilting room, a full kitchen and banquet facilities. There are also two guest suites that can be rented for your guests comfort. One Titled and heated underground parking space is included and there is a car wash in the Parkade. There are also lots of outside parking spaces on either side of the condo building and extra ones at the back of the building for those oversized vehicles. With easy access you can enter this PRESTINE property showing PRIDE OF OWNERSHIP THROUGHOUT.