

**2R, 145 Crawford Drive
Cochrane, Alberta**

MLS # A2278802

\$500,000



Division:	Crawford Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,269 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 842
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-MX
Foundation:	-	Utilities:	-
Features:	Bookcases, Central Vacuum, Elevator, High Ceilings, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Bike hangers, tv mount in garage, Murphy bed		

QUIET LOCATION, OVERSIZED DOUBLE ATTACHED GARAGE, COVERED SCREENED DECK! Welcome to exceptional living in Crawford Ranch, one of Cochrane's quietest and most scenic communities. Downsize in style in one of the town's most exclusive condo offerings. This rare home gives you everything you love about a single-family property including an oversized heated double car garage (29X25) and an impressive (10x15) three-season sunroom overlooking mature trees and wild life. Step off your private keyed elevator directly into your suite and enjoy an open-concept floor plan with high ceilings, hardwood flooring, and plenty of natural light. The generous primary bedroom offers a walk-in closet, full 4-piece ensuite, and direct access to the sunroom oasis. A flexible second bedroom with a built-in murphy bed is perfect for visiting family or a dedicated office space. The suite also features in-unit laundry, fresh paint within the last two years, and abundant in-suites storage that makes day-to-day living convenient and organized. With incredible pathways along the Bow River just steps from your door, peaceful surroundings, and no rear neighbours, this location is ideal for those seeking tranquility. Additionally, the home includes A/C, a heated garage, and appliances that are all 2020 or newer. This is downsizing done right. Quiet, scenic, and low-maintenance living without compromise. Opportunities like this do not come up often; schedule your private tour today!