

**107, 77 George Fox Trail
 Cochrane, Alberta**

MLS # A2227519



\$489,900

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

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

Inclusions: N/A

Located within the Lofts on the Bow; Cochrane's premier adult (55+) condominium complex. A spacious, air-conditioned 1,065 sq ft freshly refurbished main level 2-bedroom/2-bathroom unit. Elegantly functional kitchen with 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) over-looking park/soccer fields/the Bow River, large master bedroom with walk-through closet to 4-piece (i.e. soaker tub, with separate stand-up shower) ensuite, generously-sized second bedroom, main 4-piece bathroom with soaker tub, laundry and storage. New carpet, light fixtures, knock-down ceilings and fresh paint throughout. Backing natural forest, complex amenities include fitness centre, games room, library, community kitchen, gathering rooms, car wash and a gorgeous stone courtyard with feature fireplace. 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. Book your private viewing today!