

**304, 141 Mountain Street
Cochrane, Alberta**

MLS # A2304296



\$297,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,017 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 850
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

This is one of the most unique and rare properties in Cochrane, with a second floor for the primary bedroom. This 1 bedroom, 1.5 bath unit has south facing, clear and stunning mountain views, is VERY quiet and has its own titled parking stall in the underground, heated garage. Granite counters and good sized island, stainless steel appliances and in-suite laundry make this home ideal for a young couple or professional. And the fireplace makes for such a cozy feel on those cooler, winter nights. Lots of great natural light pouring in as well thanks to the large windows. Dual elevator access from the third and fourth floor, moving will be a breeze. The primary bedroom space gives you lots of room to create the retreat space you need after a long day, with a large window focal point. The 3 piece ensuite includes a very nice shower. Your condo fees cover gas, water, heat, snow removal, and maintenance around the property. This ideal location gives you easy and quick access to local shopping, restaurants, and have quick access to Highway 1A to Calgary, or head west and enjoy a weekend in the mountains.