

**1301, 505 Railway Street W
 Cochrane, Alberta**

MLS # A2319516



\$349,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	3-26-4-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: window coverings, parkade controlle

Welcome to Point of View, a beautifully maintained condominium in the heart of downtown Cochrane, where you can enjoy the convenience of walking to shops, restaurants, parks, and everyday amenities. This spacious THIRD FLOOR END UNIT (one of the largest in the complex) offers exceptional privacy along with stunning WEST FACING MOUNTAIN VIEWS from its oversized balcony. Thoughtfully updated throughout, the home features NEW LUXURY PLANK VINYL FLOORING, updated bathrooms, fresh carpet in the primary bedroom, modern countertops, a stylish tile backsplash, contemporary paint colours, and BRAND NEW stacking LG black stainless steel washer and dryer. The bright open concept layout is filled with natural light thanks to the abundance of windows and includes a functional kitchen with an eat up island, plus a generous dining area perfect for entertaining. The primary suite boasts two walk-in closets and an updated four-piece ensuite, while the second bedroom is also generously sized and conveniently located beside the four piece main bathroom. Additional highlights include in suite laundry, a dedicated storage room, a front entry closet, ample storage throughout, and a TITLED UNDERGROUND PARKING STALL located just steps away from the elevator. Combining comfort, style, and an unbeatable location, this move-in-ready home is one you won't want to miss. Book your showing today!