

24, 800 Bowcroft Place Cochrane, Alberta

MLS # A2336863



\$309,000

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Back Lane,		
Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, See Remarks

Inclusions: N/A

Nestled in the heart of Cochrane this GEM won't last long! Located in the desirable Eastend community of Cochrane, this 3 bedroom, 1.5 bath is awaiting new owners. This property is perfect for first time homebuyers or investors. Ideally located close to schools, parks, pickleball court, shopping & adjacent access to extensive walking paths onto environmental reserve steps away from your front door. Enjoy the peace and tranquility of surrounding nature & views overlooking Bow River, with the close convenience to all amenities. The main level consist of bright spacious living room, large combined kitchen with dining area w/stylish subway tiling, dual coloured cabinetry & pantry w/pullout shelving. Convenient access from kitchen to your fenced yard, including patio area, turf grass, a lovely private area to entertain & relax with family & friends. Finishing main level you have 2 piece bath. Upper level consists hardwood flooring throughout with 3 good sized bedrooms & 4 piece bath. Basement has spacious family room & storage room ample space for your seasonal items. This complex is well maintained, matured treed & located with no through traffic creating a special space to call home! Call today to book your private showing!