

**202, 141 Mountain Street
 Cochrane, Alberta**

MLS # A2345237



\$328,000

Division:	East End		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	979 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 724
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to Unit 202 at 141 Mountain Street in Cochrane! A beautifully updated and spacious 2-bedroom, 2-bathroom condo with unobstructed mountain views from every window. This bright, west-facing home offers comfortable one-level living with no stairs and convenient elevator access. Inside, you'll find in-floor heating, a cozy gas fireplace, upgraded vinyl plank flooring, and granite countertops throughout. The updated kitchen features stainless steel appliances and is move-in ready. The spacious primary suite features a large walk-through closet leading to a generous ensuite with both a stand-up shower and soaker tub. The second bedroom and full bathroom offer plenty of flexibility for guests, a home office, or family. A standout feature is the rare inclusion of two titled, secured, side-by-side underground parking stalls which is an exceptional convenience and highly sought after feature. This building is well managed and exceptionally maintained with just 32 units, the property is predominantly owner-occupied and offers a welcoming, community oriented atmosphere. Enjoy an ideal location just minutes from Main Street Cochrane, with easy access to Highway 1A and Calgary, as well as nearby shopping, walking paths, and parks. A wonderful opportunity to enjoy comfortable, low-maintenance living with incredible mountain views in the heart of Cochrane.