

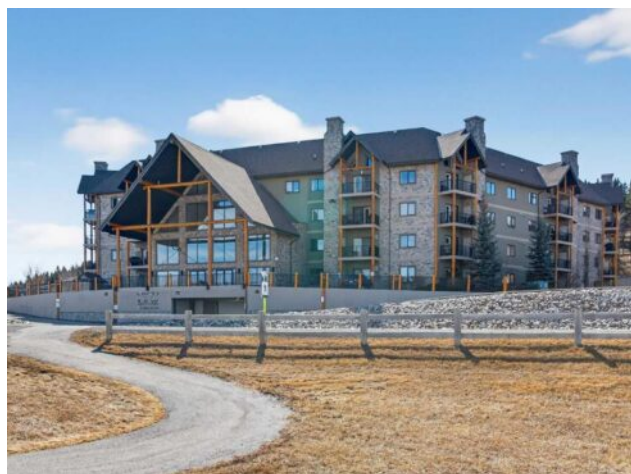


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 77 George Fox Trail
Cochrane, Alberta

MLS # A2295000



\$460,000

Division:	Bow Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,017 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete, Log, Stone, Wood Frame

Foundation: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 654

LLD: -

Zoning: R-MD

Utilities: -

Welcome to Lofts on the Bow, Cochrane's gold standard for 55+ adult living. Proudly offered by the original owner, this is currently the only unit available in the building. Just across from the Bow River, this beautifully designed concrete building is inspired by alpine architecture, featuring a striking blend of stone masonry, timber accents, and expansive glass, along with in-floor heating throughout. Upon entering, you are greeted by open balconies and a grand maple staircase, creating an impressive sense of arrival as it opens to the amenities beyond. The building offers numerous thoughtfully designed common areas with chateau-esque furnishings throughout, providing inviting places to gather, connect, and relax. This 2nd-floor end unit features a unique single-level floor plan, exclusive within the building and offering a rare third window that brings in additional natural light. With 9' ceilings and an open design, the home feels bright and airy. The layout (Virtually Staged) places the bedrooms and bathrooms on opposite sides of the unit, enhancing both privacy and flow, with generously sized bedrooms, including a primary bedroom with a walk-in closet. A dedicated laundry space with stacked washer and dryer adds everyday convenience. The kitchen is finished with stainless steel appliances, granite countertops, a breakfast bar, a deep pantry, maple cabinetry, and under-cabinet lighting, blending style and function. Additional features include multi-directional blinds and optional air conditioning already installed for year-round comfort. The unit is also pre-wired for a home theatre system. As an exterior end unit, you benefit from added privacy along with direct proximity to the stairwell, providing convenient access for groceries or quick entry into the building. Step outside onto your private balcony with northeast views of St. Peters Church, the Bow River, and the soccer

fields, complete with a built-in storage locker. It's not uncommon to spot deer grazing in the fields nearby, adding to the peaceful setting. The unit also includes a titled underground parking stall, ideally positioned as an end stall for added ease when parking and maneuvering, along with an additional storage cage in the parkade. There is also plenty of additional surface parking available for owners and visitors. Enjoy an amenity-rich lifestyle, including a fully stocked community kitchen and large banquet hall, an open billiards room, a central south-facing courtyard backing onto a nature reserve with a stone fireplace, barbecue, pergolas, and benches, a flex/games room, fitness centre, a coffee bar and sitting area on the 2nd floor, a library on the 3rd floor with river views, a quiet loft lounge on the 4th floor, multiple guest suites, and a convenient car wash bay. Additional conveniences include short-term RV parking, perfect for unloading and settling in after long trips. This is not just another place to live, but a completely different way to live.