



GRASSROOTS
REALTY GROUP

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8, 304 Ross Avenue
Cochrane, Alberta

MLS # A2298865



\$455,000

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,340 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Guest, Outside, Parking Lot, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this fully developed townhome with 1990 sqft. of total living area. The seller had completed many upgrades during the past 2 years. A total of 4 bedrooms plus a gym room or flex room. 3 1/2 baths & 2 assigned parking stalls in front of the unit. Walk to the park/Playground and skating rink. Easy access onto Highway 1A. close to shopping centres.