



GRASSROOTS
REALTY GROUP

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8, 120 Ross Avenue
Cochrane, Alberta

MLS # A2318667



\$450,000

Division:	East End		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 468
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: none

RARE FIND!! Welcome to this immaculate Adult living 35+ end unit Condo in a quiet area close to downtown. Lovely BRIGHT main floor with corner gas fireplace in the living room and kitchen with island & breakfast bar open to the dining room with bay window overlooking the backyard & deck. Upstairs is a spacious primary suite featuring a 3pc ensuite and walk in closet with two other generous bedrooms sharing a 4pc bathroom. Vacuflow system, Hunter Douglas Blackout Blinds in primary bedroom, new decking with a privacy screen and freshly painted throughout. Close to downtown Cochrane restaurants, shopping, & groceries. Poly B was recently removed & replaced with Pex water lines in all of the 8 Units, The basement awaits your ideas and has a sump pump and RI for bathroom. Ready to move right in and enjoy this home. Pets are welcome with board approval.