

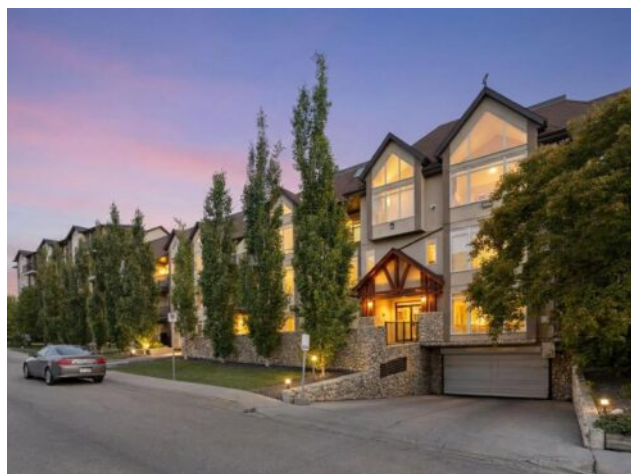


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 141 Mountain Street
Cochrane, Alberta

MLS # A2323723



\$339,900

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, Cochrane — a beautifully updated, spacious 2-bedroom, 2-bathroom condo offering unobstructed mountain views from every window. This bright and open west-facing unit is thoughtfully designed for comfortable one-level living with no stairs and elevator access. Tucked away from the highway, the unit enjoys a peaceful setting where you can relax on your patio and take in the mountain views without the noise of passing traffic. Inside you will find in-floor heating, a cozy gas fireplace, upgraded vinyl plank flooring, and granite countertops throughout. The kitchen is finished with updated stainless steel appliances, making it move-in ready from day one. The primary suite is a true retreat, featuring a large walk-through closet leading into a spacious ensuite complete with a stand-up shower and a soaker tub. The second bedroom and full bathroom provide ample space for guests, a home office, or family. What sets this unit apart is the rare inclusion of two titled, secured, side-by-side underground parking stalls — a highly sought-after feature in any building. Located in a well-managed, well-maintained building of just 32 units that is predominantly owner-occupied, you will enjoy a strong sense of community in a building that truly feels like home. Perfectly situated minutes from Main Street Cochrane, with easy access to Highway 1A into Calgary, and just a short distance from shopping, walking paths, and parks — this is Cochrane living at its best.