



GRASSROOTS
REALTY GROUP

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**MR, 192 Crawford Drive
Cochrane, Alberta**

MLS # A2325306



\$539,000

Division:	Crawford Ranch		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,361 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,063
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-MX
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Shelving		

Welcome to maintenance-free living in the prestigious community of Crawford Ranch, where nature and convenience come together in one exceptional home. Backing directly onto the Bow River, picturesque walking paths, and the environmental reserve along Jumping Pound Creek, this rare bungalow-style condo offers an unbeatable location with incredible privacy and easy access to the outdoors. Designed for comfortable single-level living, this spacious home features two bedrooms, two full bathrooms, and an open-concept layout filled with natural light. The well-appointed kitchen flows into the dining and living areas, creating an inviting space for everyday living and entertaining. Two private terraces provide the perfect place to enjoy your morning coffee, unwind with a book, or simply take in the peaceful surroundings. A standout feature is the private elevator offering direct access from the oversized heated double attached garage to your suite, providing exceptional convenience, privacy, and accessibility. Whether you're downsizing, travelling more, or simply looking for a low-maintenance lifestyle without sacrificing space, this home offers the perfect balance. Enjoy immediate access to Cochrane's extensive pathway system, world-class fly fishing on the Bow River, and the natural beauty of Jumping Pound Creek, all while being just minutes from downtown Cochrane's shops, restaurants, and amenities. With quick access to Calgary and the Rocky Mountains, this is a rare opportunity to own in one of Cochrane's most desirable communities.