



GRASSROOTS
REALTY GROUP

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207, 72 Quigley Drive
Cochrane, Alberta

MLS # A2330882



\$389,900

Division:	West Valley		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Stone, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 636
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: 2x AC units with remotes, Ceiling fan in Living Room

This rare, renovated , 2-bedroom, 2-bathroom home offers a bright South-facing exposure in Cochrane's sought-after 55+ complex. Step into an inviting entryway featuring high 9-foot ceilings, stippled knockdown finish, stylish new hardwood-style laminate flooring, baseboards, lighting, newer paint throughout and a California Closets pantry outfitted with motion-sensor lighting and smart organization. The main living space is designed for effortless daily life and entertaining, anchored by a spacious living room with a 12,000 BTU air conditioner, a new LED ceiling fan, and dimmable surface-mount high-efficiency lighting. Step through sliding glass doors onto your private South-facing deck, featuring an exterior storage shed complete with built-in shelving, lighting, an electrical outlet, and a sprinkler head. Back inside, the dining area transitions seamlessly into the kitchen, equipped with newer appliances, under-cabinet lighting, and plentiful counter space. The primary suite serves as a restful sanctuary, boasting its own brand new high-efficiency 9,000 BTU Mitsubishi split-type air conditioner, a newer ceiling fan, and a huge walk-in closet with custom cupboards. It connects to the primary 4-piece bathroom, which features extra storage cabinets with slide-out drawers, right alongside the convenience of in-suite laundry with washer and dryer units. A comfortable second bedroom—ideal for a home office or guest room—and an updated 2-piece powder room near the entry complete the functional floor plan. Additional in-suite highlights include new custom window blinds throughout, new 10-year smoke detectors, wall mounts, and a new main water shut-off valve designed for worry-free lock-and-leave living. The original developer registered size was 1,013 sq. ft. Beyond the unit, the secure, sprinklered building provides an exceptional resort-style lifestyle

with heat, water, sewer, and maintenance all covered in the condo fees. Residents enjoy a rich package of amenities, including a library and sitting room with a cozy fireplace, a well-equipped fitness room, a party room with a full kitchen with a pool table and a shuffle board table, meeting room, a ground-level guest suite for visiting friends and family, and an elevator. Outside, enjoy gorgeous landscaping, a garden terrace, and an outdoor brick patio. Secure underground heated titled parking with a private car wash bay and bike storage room adds the ultimate touch of convenience. Located just steps from Mitford Ponds, scenic Bow River walking paths, local dining, and shopping, this completely upgraded, move-in ready condo offers an unbeatable lifestyle in a prime location.