



GRASSROOTS
REALTY GROUP

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304, 141 Mountain Street
Cochrane, Alberta

MLS # A2332611



\$294,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,017 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 850
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: NA

One of the most unique and sought-after condos in Cochrane, this spacious unit offers an exceptional blend of style, comfort, and convenience. Featuring a rare two-level layout with the primary suite on its own upper level, this bright and airy home is designed for those who appreciate both functionality and a lock-and-leave lifestyle. Expansive south-facing windows flood the home with natural light while showcasing breathtaking mountain views. The open-concept main floor is perfect for entertaining, complete with granite countertops, a generous island, stainless steel appliances, a cozy gas fireplace, in-suite laundry, and a convenient 2-piece powder room. Upstairs, the impressive primary retreat provides the perfect space to unwind, with room for a reading nook or home office, his and her closets, and a private 4-piece ensuite. One of the standout features of this home is its unique dual elevator access from both the third and fourth floors, making moving in effortless and providing added everyday convenience. Located on the quiet back side of the building, you'll enjoy peace and privacy while remaining just minutes from shopping, restaurants, walking paths, and quick access to Highway 1A for an easy commute to Calgary or a weekend escape to the Rockies. Additional highlights include a titled parking stall in the heated underground parkade and condo fees that cover heat, water, gas, snow removal, and exterior maintenance, offering true low-maintenance living. Whether you're a professional, downsizer, or someone looking for a truly distinctive place to call home, opportunities to own a loft-style condo like this are incredibly rare. Don't miss your chance to experience executive living with some of Cochrane's most beautiful mountain views.

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