



GRASSROOTS
REALTY GROUP

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201, 72 Quigley Drive
Cochrane, Alberta

MLS # A2332805



\$329,900

Division:	West Valley		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Portable A/C Unit

Enjoy the comfort of maintenance-free living in this welcoming 55+ community, thoughtfully designed for those looking to simplify without compromising on space or lifestyle. Offering approximately 800 square feet, this bright and well-maintained two-bedroom, 1.5-bathroom condominium combines functional living with beautiful mountain views and an exceptional selection of building amenities. The spacious, open-concept layout provides plenty of room for everyday living and entertaining family and friends. The kitchen features stainless steel appliances, generous cabinetry, and a raised eating bar that creates the perfect gathering space for morning coffee or casual meals. The oversized primary bedroom provides a comfortable retreat with a large closet and convenient access to the main bathroom, which also opens to the hallway for guests. A generously sized second bedroom offers excellent flexibility for overnight visitors, grandchildren, hobbies, or a dedicated home office. In-suite laundry adds everyday convenience, while the included portable air conditioning unit helps keep the home comfortable throughout the summer. Step outside onto your private balcony to enjoy peaceful mountain views, complete with an attached storage room. A titled underground parking stall provides the convenience and security of protected year-round parking. Life extends well beyond your front door in this friendly and active community. Residents enjoy access to a fitness room, recreation room, guest suite for visiting family and friends, and a welcoming sitting area with a community library, creating inviting spaces to stay active, socialize with neighbours, or simply relax with a good book. Whether you're looking to downsize, spend less time on home maintenance, or enjoy the convenience of a lock-and-leave lifestyle, this beautifully maintained home offers the perfect opportunity to embrace your

next chapter in one of Cochrane's sought-after 55+ communities.