



GRASSROOTS
REALTY GROUP

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**312 Crawford Close
Cochrane, Alberta**

MLS # A2350646



\$775,000

Division:	Crawford Ranch		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,980 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	Full	LLD:	4-26-4-W5
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub		

Inclusions: n/a

Bungalow Living with a Bonus! Two Above-Grade Primary Suites | Bow River Views Welcome to this immaculate, beautifully appointed detached home in sought-after Crawford Ranch, where bungalow convenience meets exceptional versatility and stunning Bow River views. Offering three fully developed levels of living space, this thoughtfully designed home combines comfort, functionality, and low-maintenance living. The main floor welcomes you with a versatile den and an inviting open-concept kitchen and dining area featuring stainless steel appliances, a gas stove, gorgeous granite countertops, a live-edge island breakfast bar, and a corner pantry. A spacious laundry room with excellent storage, utility sink, and GE washer and dryer adds everyday convenience. The main living area is filled with natural light, with expansive windows framing the peaceful river views and a cozy gas fireplace creating the perfect place to unwind. Step outside to the oversized, sun-drenched deck featuring glass railings, a gas line for your BBQ, and stairs leading to the grassy open space beyond. From here, enjoy easy access to the nearby river pathway and endless opportunities to explore the outdoors right from your backyard. The main-floor primary suite offers a bright, spacious retreat complete with a walk-in closet and luxurious five-piece ensuite featuring dual sinks, a jetted soaker tub, and separate shower. Upstairs, a versatile flex space offers the option of a spacious bonus room or a second primary suite, complete with a large closet, four-piece ensuite, and private rooftop deck showcasing breathtaking views. Whether you envision a private retreat, guest suite, or additional living space, this flexible layout adapts to your needs. The fully developed basement expands your living options with a sitting or games area, a comfortable family room with a second gas fireplace,

wine storage tucked beneath the stairs, two additional bedrooms, and a four-piece bathroom. Enjoy the independence of a detached home without the burden of exterior maintenance. The community takes care of lawn maintenance, snow removal, and two exterior window cleanings annually, giving you more time to enjoy the lifestyle that makes Crawford Ranch so desirable. Exceptional value, three levels of finished living space, two above-grade primary suites, and the Bow River pathway just beyond your backyard. This is bungalow living with room for everyone—and a little something extra!