



## 24 Cascade Place Cochrane Alberta

\$399,000

This charming 3-bedroom townhouse, boasting a single attached garage, is a nature lover's dream with its prime location fronting onto the tranquil Bighill Creek and offering direct access to the Town of Cochrane trail system. This move-in ready gem is in impeccable condition, featuring a small private East facing yard for your outdoor enjoyment. Inside, the practical kitchen with a cozy nook is perfect for your morning coffee, while a separate spacious dining room provides an ideal setting for family gatherings. The living room, graced by a woodburning fireplace, offers warmth and comfort during chilly evenings. The large master bedroom is a true sanctuary with a 4-piece ensuite bathroom, a walk-in closet, and a huge West-facing window that frames breathtaking mountain views. Two additional bedrooms are located on the upper floor and are served by a 4-piece main bathroom. There is a spacious foyer and a compact basement area, which is yet to be developed, which currently serves as a versatile office space with ample storage possibilities. Situated in the heart of town, this townhouse is within walking distance to shopping, schools, the Bow River, and various amenities, making it incredibly convenient. The complex is well-maintained, offering ample visitor parking and a spacious private greenspace with a firepit, providing a sense of community and relaxation for its fortunate residents. With only 8 units, it's an exclusive and inviting place to call home. Updates include: Air conditioning, new siding (2000), new roof (2014) and new windows (2015). Come and have a look this Saturday, November 4 and Sunday, November 5 1pm-3pm each day. (id:6769)

Primary Bedroom 13.42 Ft x 15.58 Ft

Other 5.67 Ft x 5.50 Ft

4pc Bathroom 5.67 Ft x 7.42 Ft

4pc Bathroom 5.67 Ft x 7.75 Ft

Bedroom 9.42 Ft x 10.50 Ft

Bedroom 9.50 Ft x 10.83 Ft

Other 7.67 Ft x 8.92 Ft

Other 14.08 Ft x 11.75 Ft

Laundry room 4.92 Ft x 5.75 Ft

Dining room 13.42 Ft x 8.33 Ft

Living room 15.08 Ft x 11.00 Ft

2pc Bathroom 4.83 Ft x 5.17 Ft

Listing Presented By:



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