



## 77 George Fox Trail Cochrane Alberta

\$469,900

Backing a natural forest and fronting the Bow River, Lofts on the Bow is Cochrane's Premier adult (i.e. 55+) low-maintenance living community. A spacious, freshly refurbished, air-conditioned main level (i.e. no stairs) 2-bedroom/2-bathroom unit offering an updated kitchen with solid wood cabinetry/granite counters/breakfast bar/stainless steel appliances, designated dining area, spacious living room to a 6' X 11' patio (with its own private lockable storage room) overlooking park/soccer fields/the Bow River, large master bedroom with over-sized his/her walk-through closet to 4-piece (i.e. soaker tub, with separate stand-up shower) ensuite, generously-scaled second bedroom, main 4-piece bathroom with soaker tub, laundry and storage. New carpet, light fixtures, knock-down ceilings and fresh paint throughout. Stay as busy as you'd like with complex amenities including fitness centre, games room, puzzle tables, library, community kitchen, banquet room, car wash and a gorgeous stone courtyard with feature fireplace, picnic tables & pergolas. Comes complete with a titled parking stall/assigned storage locker in the heated, underground parkade; loads of visitor parking up top. Condo fees include the majority (i.e. heat, water, sewer, trash) of utilities. Available for immediate possession. (id:6769)

Foyer 4.92 Ft x 8.25 Ft

Laundry room 3.08 Ft x 3.25 Ft

Other 5.50 Ft x 8.33 Ft

Bedroom 10.00 Ft x 12.25 Ft

Living room/Dining room 15.50 Ft x 17.50 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft

Primary Bedroom 13.00 Ft x 14.25 Ft

4pc Bathroom 9.00 Ft x 9.67 Ft

Kitchen 9.92 Ft x 11.33 Ft

Storage 3.58 Ft x 5.42 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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