



147 Crawford Drive Cochrane Alberta

\$475,000

****OPEN HOUSE CANCELLED**** Elevate your living experience with this rare and exceptional lifestyle property ideally located in the coveted Rivers Edge Community, specifically designed with comfort and accessibility in mind. This unique TOP FLOOR bungalow style apartment features a secure, private 'New York' style elevator that opens directly into your foyer, offering both convenience and privacy. Accompanying this feature is a private, **OVERSIZED, HEATED DOUBLE ATTACHED GARAGE** designed for easy access and additional storage. Situated on the top floor, this two-bedroom, two-bath unit is thoughtfully laid out with high, 10-foot ceilings enhancing the sense of space. The large living room is an inviting haven, complete with a cozy gas fireplace and elegant built-ins, ideal for relaxation and hosting guests. The kitchen is bright and efficient, boasting plentiful cabinetry and substantial counter space, making meal preparation a breeze. Adjacent to the kitchen, the separate dining area serves as the perfect spot for quiet dinners or lively gatherings. Abundant windows bathe the space in natural light and offer picturesque views, while a spacious deck, accessible from the kitchen, provides a splendid outdoor retreat for enjoying the serene surroundings. The master bedroom is a peaceful sanctuary, presenting tranquil views of the trees and local wildlife. It features a generous ensuite with a luxurious soaker tub and a separate shower for ultimate relaxation. The additional bedroom and full bathroom accommodate guests comfortably, ensuring privacy and convenience for all. The in-suite laundry is conveniently located at the "back door" secondary exit which leads down a flight of stairs to a greenspace. **2 NEW HOT WATER TANKS AND THE ENTIRE EXTERIOR BUILDING MEMBRANE WAS JUST REPLACED.** With its proximity to the river and walking paths, this location is ideal for those who a...

Living room 23.00 Ft x 14.25 Ft

Kitchen 12.25 Ft x 8.83 Ft

Dining room 11.83 Ft x 9.67 Ft

Primary Bedroom 15.00 Ft x 11.75 Ft

Bedroom 11.58 Ft x 9.50 Ft

4pc Bathroom 12.50 Ft x 11.33 Ft

3pc Bathroom 8.08 Ft x 5.08 Ft

Other 11.42 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

<https://petechapman.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca