



THE
A-TEAM

**RE/MAX
FIRST**

141 MOUNTAIN Street #312, Cochrane T4C 1Z5

MLS® #: **A2143746**

Area: **East End**

Listing Date: **06/28/24**

List Price: **\$314,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$5k, 04-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2009**

Lot Information

Lot Sz Ar: **1,149 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **1,103**

Low Sqft:

Ttl Sqft: **1,103**

DOM

80

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Multi Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

In Floor, Radiant

Heating:

Sewer:

Ext Feat:

Balcony

Kitchen Appl:

Int Feat:

Utilities:

Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings

Elevator, Kitchen Island, Walk-In Closet(s)

Construction:

Concrete, Stone, Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile

Water Source:

Fnd/Bsmt:

Room Information

Room

Kitchen

Dining Room

Bedroom

4pc Ensuite bath

Level

Main

Main

Main

Second

Dimensions

8`8" x 8`11"

7`0" x 10`3"

11`0" x 10`2"

6`11" x 7`10"

Room

4pc Bathroom

Living Room

Bedroom - Primary

Level

Main

Main

Second

Dimensions

8`2" x 4`10"

13`8" x 10`3"

20`8" x 20`9"

Legal/Tax/Financial

Condo Fee:
\$756

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-HD

Legal Desc: **1013070**

Remarks

Pub Rmks: **Welcome to #312 - 141 Mountain Street. This 2 bedroom, 2 bath unit offers over 1,000 square feet of living space spread out over two floors. The unit features White Cabinetry, Updated Subway Tile Backsplash, Granite Countertops throughout, In-Floor Heating and a Gas Fireplace. Each floor has a full 4-piece bathroom, ample storage and there is an additional Den/IT area off the large primary bedroom that is perfect for a desk to work from home. There are dedicated entrances on the 3rd and 4th floor to allow easy access for furniture. #312 comes with one titled parking stall. Top Floor Condo Living with the size and convenience of a single-family home. The building itself is low rise (4 Storey) with 32 unit's total. The building is well maintained, well-funded and professionally managed. Reserve Fund Study was competed in May of 2021. The building features Heated Underground Parking, Bike Storage, Elevator, and well-maintained landscaping. There is a lovely community of owners who take pride in the building. Easy access to downtown Cochrane and Northwest Calgary. Close to parks, a skating rink, shopping, and restaurants. Contact your favourite realtor today to book a private tour!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123