



THE
A-TEAM

**RE/MAX
FIRST**

72 QUIGLEY Drive #305, Cochrane T4C 2K6

MLS® #: **A2157325**

Area: **West Valley**

Listing Date: **08/13/24**

List Price: **\$339,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2005**

Lot Information

Lot Sz Ar: **1,016 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade, Titled**

DOM

36

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Atrium	Main	11`5" x 6`4"	2pc Bathroom	Main	7`1" x 2`11"
Laundry	Main	3`10" x 3`0"	Living Room	Main	15`0" x 11`11"
Kitchen	Main	10`1" x 9`3"	Dining Room	Main	9`7" x 9`6"
Bedroom - Primary	Main	20`11" x 10`7"	Walk-In Closet	Main	7`7" x 4`4"
4pc Bathroom	Main	7`11" x 7`1"	Bedroom	Main	14`7" x 8`8"
Storage	Main	5`3" x 3`7"	Balcony	Main	20`8" x 5`8"

Legal/Tax/Financial

Condo Fee:
\$617

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **0510898**

Remarks

Pub Rmks: **Immaculately maintained 55+ secure adult living complex! This top-floor unit boasts 2 bedrooms and 2 bathrooms, showcasing true pride of ownership. Key features include oak cabinetry, 9' ceilings, a spacious living room with an electric fireplace, and patio doors that open to a south-facing deck with stunning mountain views. The generous master bedroom comes with a walk-in closet, and the kitchen offers ample cabinetry, a cozy eating nook, and an island with a breakfast bar. Enjoy the convenience of in-suite laundry, plenty of natural light, and extra storage on the balcony, along with titled parking. The building offers inviting common areas, including a welcoming lobby with a seating area, fireplace, and library. Additional amenities include an exercise room and a community room equipped with a kitchen, dining area, shuffleboard, pool table, and another fireplace. Ideally located close to restaurants and shopping, this home is a perfect blend of comfort and convenience!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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