



THE
A-TEAM

**RE/MAX
FIRST**

77 GEORGE FOX Trail #409, Cochrane T4C 0N1

MLS®#: **A2166731** Area: **Bow Meadows** Listing Date: **09/18/24** List Price: **\$475,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **1,193 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,253**
 Low Sqft:
 Ttl Sqft: **1,253**

DOM

1
Layout
 Beds: **1 (1)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Courtyard,Garden,Storage**
 Construction: **Log,Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom - Primary	Main	14`3" x 12`3"	Living Room	Main	15`6" x 14`10"
Dining Room	Main	9`0" x 8`3"	Loft	Upper	15`9" x 13`4"
Kitchen	Main	11`10" x 8`11"			

Legal/Tax/Financial

Condo Fee: **\$696** Title: **Fee Simple** Zoning: **R-MD**

Legal Desc:

1012460

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this exceptional top floor unit located in the esteemed Lofts on the Bow, Cochrane's most coveted 55+ adult living community. Positioned against a backdrop of serene natural beauty, this residence offers a lifestyle of tranquility and sophistication. As you enter the home, you will notice vaulted ceilings and expansive windows that flood the space with natural light, showcasing stunning views of the nearby Bow River and luscious greenery. Thoughtfully designed, the unit features one bedroom plus an upper loft area, perfect for accommodating guests or pursuing hobbies. With two full bathrooms, a gourmet kitchen boasting granite counters and stainless steel appliances, and a lavish primary bedroom complete with a spacious walk-in closet and deluxe ensuite bathroom, every aspect of comfort and convenience has been considered. Benefit from additional perks including a storage locker off the balcony as well as in the parkade, natural gas BBQ hook up on the balcony and a titled underground parking stall. The Lofts on the Bow complex offers an unparalleled array of amenities, including a peaceful central courtyard, inviting library, sewing room, and billiards area, as well as a fully equipped exercise room. The commercial kitchen, complemented by a banquet room accommodating up to 60 guests, provides the perfect setting for hosting gatherings, while two private guest suites cater to overnight visitors. Residents also have access to a heated parkade with a convenient carwash facility. Enjoy a vibrant social calendar filled with regularly organized events. Common sitting areas on each floor encourage neighbourly interaction, fostering a strong sense of community among residents. Indulge in a lifestyle of luxury, comfort, and camaraderie at Lofts on the Bow. Whether unwinding in the tranquility of your beautifully designed home, socializing with neighbours, or taking advantage of the vast array of amenities, every moment promises to be exceptional.

Inclusions:

N/A

Property Listed By:

RE/MAX iRealty Innovations

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







