



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**249 ROSS Avenue #8, Cochrane T4C 2J5**

MLS® #: **A2172794**

Area: **East End**

Listing Date: **11/06/24**

List Price: **\$384,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$15k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **1,326 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,280**  
Low Sqft:  
Ttl Sqft: **1,280**

DOM

**76**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**  
Park Feat: **Assigned, Garage Door Opener, Garage Faces Front, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Closet Organizers, High Ceilings, Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7'2" x 8'8"
Kitchen	Main	11'11" x 9'11"
4pc Ensuite bath	Second	7'7" x 4'11"
4pc Bathroom	Third	10'4" x 4'11"
Bedroom	Third	9'3" x 12'4"

Room	Level	Dimensions
Dining Room	Main	7'2" x 11'2"
Living Room	Main	19'1" x 8'0"
Bedroom - Primary	Second	11'7" x 16'1"
Bedroom	Third	9'6" x 12'7"

Legal/Tax/Financial

Condo Fee:  
**\$371**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MX**

Legal Desc: **0511060**

Remarks

Pub Rmks: **END UNIT | 3 BEDROOMS | SINGLE ATTACHED GARAGE | CENTRAL LOCATION! Check out this fabulous end unit townhome in Cochrane's East End - boasting three bedrooms, this bright and cheery unit features lots of windows, 9ft ceilings in the great room/kitchen, and laminate floors. The primary bedroom on the next level offers 2 walk-in closets and its very own four-piece ensuite. The upper floor provides 2 additional bedrooms or office space, plus an extra full bathroom. The undeveloped basement is perfect for storage or a kids play space. With upgraded light fixtures, a single car attached garage, and a parking pad, this home is move-in ready. Close to Cochrane's Historic downtown, schools, parks, and an outdoor hockey rink. This well kept unit won't last long. View it today!**

Inclusions:  
Property Listed By: **N/A**  
**TREC The Real Estate Company**

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











