

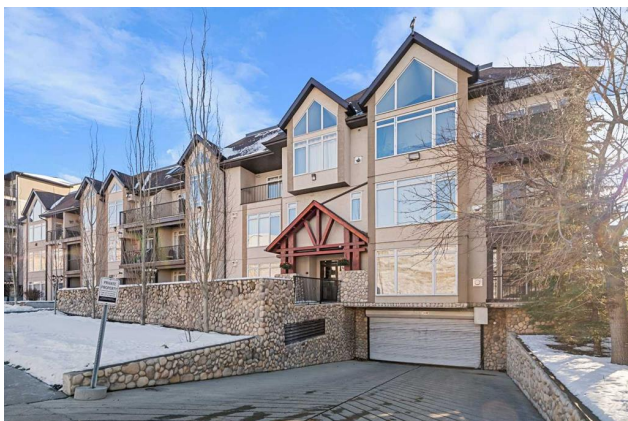


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 MOUNTAIN Street #305, Cochrane T4C1Z5**

MLS® #: **A2182294**      Area: **East End**      Listing Date: **12/05/24**      List Price: **\$335,000**  
 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: **1,373 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,346**  
 Low Sqft:  
 Ttl Sqft: **1,346**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Stucco, Wood Frame**  
 Flooring: **Ceramic Tile, Laminat**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`5" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`6" x 4`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`9" x 4`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>22`10" x 16`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>		<b>Storage</b>	<b>Second</b>	<b>14`4" x 3`8"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$908

Fee Simple

R-HD

Fee Freq:

Monthly

Legal Desc: 1013070

Remarks

Pub Rmks: **Welcome to the 141 Mountain Street Condos! One of the largest multi-level units in the building, this corner unit comes with TWO Titled parking stalls. Situated at the back of the building, the condo is whisper quiet and private. Dramatic vaulted ceilings and floor to ceiling windows provide views of downtown Cochrane . The large, wrap around balcony has a partial mountain view. The large, open living areas are bathed in natural light. Freshly painted throughout and sparkling clean, this condo has great spaces for entertaining. The kitchen is open with plenty of storage and storage options. The granite counter and island is perfect for baking and prep. Living room and dining room are generously sized. A gas fireplace with tile surround provides a focal point and a cozy spot to relax and enjoy the views. The second bedroom, 4 piece bath and laundry are located on this level. The lofted upper floor primary bedroom easily holds a King sized bed. The adjoining 4 piece ensuite includes dual granite topped sinks, huge walk through closet and storage. The building elevator accesses both the 3rd and 4th floor entrances of this unit. Parking is heated and secure with visitor and accessible parking for your guests. You will love the convenience of being within walking distance to all amenities in downtown Cochrane. This location provide quick access to the mountains and all quadrants of Calgary via Crowchild Trail or Highway 1. The Tuscany C Train station is a quick drive that also gives good access. This building is well managed by the proactive condo board. You will love this beautiful space in central Cochrane!**

Inclusions: N/A

Property Listed By: Royal LePage Mission Real Estate

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

