

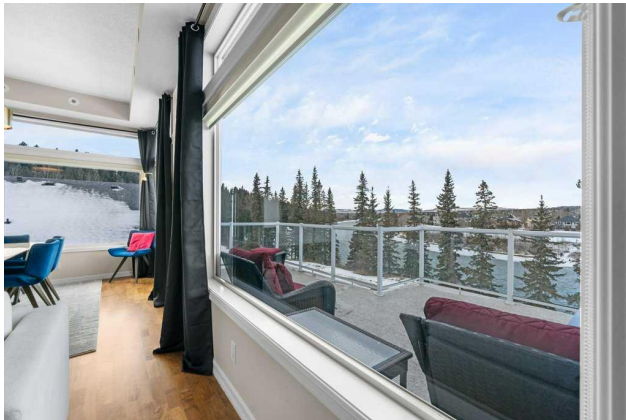


THE
A-TEAM

**RE/MAX
FIRST**

190 CRAWFORD Drive #190, Cochrane T4C 2G8

MLS® #: **A2194595** Area: **Bow Meadows** Listing Date: **02/24/25** List Price: **\$699,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2002**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,536**
 Low Sqft:
 Ttl Sqft: **1,536**

Double Garage Attached

DOM

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Elevator,High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 4`11"	4pc Ensuite bath	Main	12`0" x 12`1"
Bedroom	Main	11`10" x 12`0"	Dining Room	Main	9`11" x 13`0"
Kitchen	Main	13`3" x 10`8"	Living Room	Main	14`2" x 26`4"
Office	Main	12`0" x 10`0"	Bedroom - Primary	Main	12`0" x 16`7"
Furnace/Utility Room	Main	3`9" x 9`8"	Walk-In Closet	Main	6`7" x 6`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$762

Fee Simple
Fee Freq:
Monthly

M-CG d33

Legal Desc: 0213829

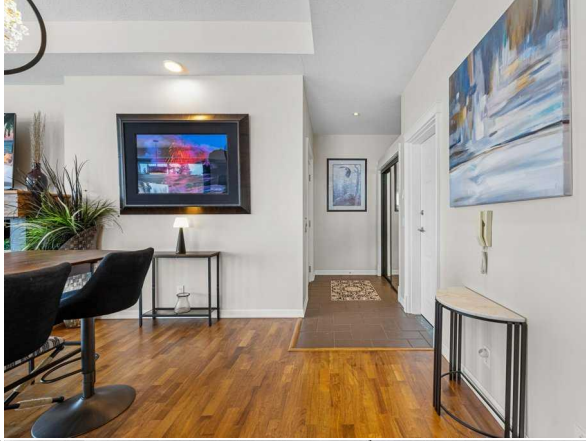
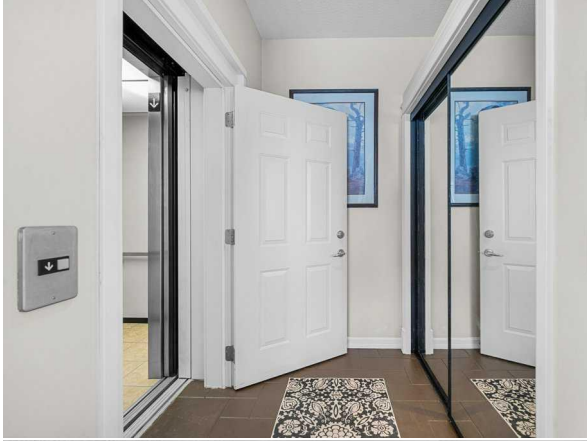
Remarks

Pub Rmks: **Have you poured your coffee yet? Why not sit down and check out the video presentation of this property, just a minute and half long but it tells the story well! The next owner of this condo will enjoy the STUNNING VIEW of the BOW RIVER, right out your back windows! Are you considering a LOCK-AND-LEAVE LIFESTYLE? Would you like to travel more? The next owner of this property could travel and get their exercise playing pickleball instead of pushing a shovel or a lawnmower! But you may prefer to just stay home in your beautiful Crawford Ranch condo! This property is so rare! With its own heated double attached garage, and an elevator directly into your unit, this property has no competitors in its price range! Where else will you find a 1500 SQ.FT. TOP FLOOR condo with CENTRAL AIR, a completely NEW EXTERIOR and beautifully UPDATED INTERIOR? Where else can you overlook green space, trees, and THE BOW RIVER! Come see 190 Crawford Drive! From the moment you drive under the 'Crawford Ranch' sign you will know you have entered a special community. From the moment you enter the front door of this 'PENTHOUSE BUNGALOW' you will feel very much at home! Over 1500 square feet of ELEGANCE feels even more spacious when you have HIGH CEILINGS and plenty of NATURAL LIGHT. Are you ready for two generous sized bedrooms plus a home office? The kitchen is beautiful, with cinnamon-coloured raised-panel maple cabinets and STAINLESS-STEEL appliances! Enjoy a meal in the dining room or eat on the back deck with tremendous sightlines to the RIVER and the RIVER-VALLEY, yet a level of privacy that is quite surprising! On a quiet winter evening, enjoy the warmth of the living room gas fireplace, surrounded by CUSTOM BUILT-INS with a mantle and vent-hood for the fireplace that are STAINED TO MATCH the kitchen cabinets! Do you work from home? Or would you like a second TV or reading space? The office is ideally located in close proximity to the main area of the home. Laundry is in unit, with cabinetry to match the kitchen as well. At the end of the day, head down the hall to your quiet bedroom area (nicely tucked away). Soak away the day's stresses in your corner tub or have a quick rinse-off in the separate shower. This home boasts plenty of gleaming laminate flooring, beautiful window coverings, and recently upgraded light fixtures! Within the Crawford Ranch is flanked by the Bow River to the north, Jumping Pound Creek to the east, and a heavily treed river escarpment to the west. You will find a walking path along Jumping Pound Creek and the Bow River that is accessed from within the community. Enjoy watching the deer (or the occasional moose) saunter along the river's edge or see large birds (mostly Canada Geese) swooping down for a coordinated landing on the water. You might spend many summer days on the back deck, together with friends and family. Book your showing today!**

Inclusions:
Property Listed By: **Garage Heater
RE/MAX Complete Realty**

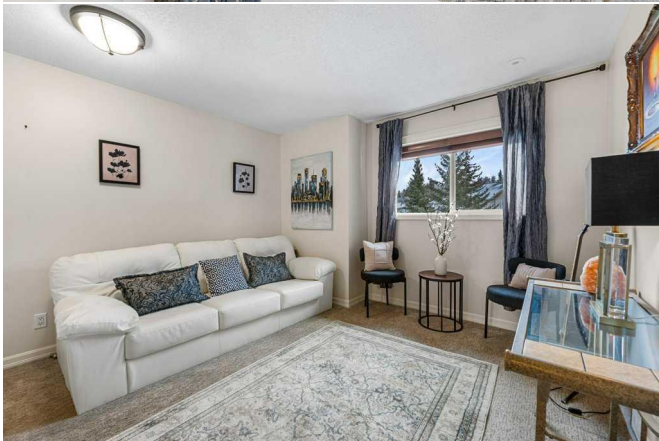
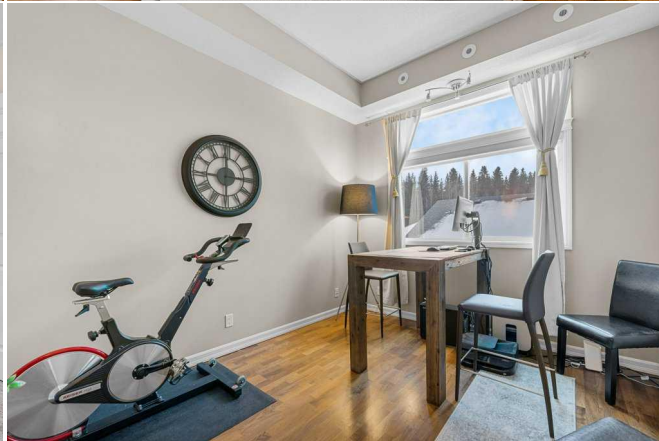
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













190 Crawford Dr, Cochrane, AB

Main Floor Exterior Area 1656.80 sq ft



PREPARED: 2025/02/22



While regions are excluded from total floor area in 2D/3D floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.