



THE
A-TEAM

**RE/MAX
FIRST**

800 BOWCROFT Place #8, Cochrane T4C 1B9

MLS® #: **A2195220** Area: **East End** Listing Date: **02/18/25** List Price: **\$319,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **2,535 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,093**
 Low Sqft:
 Ttl Sqft: **1,093**

DOM
4
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Few Trees,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 15`4"	Dining Room	Main	6`11" x 7`7"
Living Room	Main	13`10" x 15`4"	Bedroom - Primary	Upper	14`10" x 11`4"
4pc Bathroom	Upper	8`3" x 5`11"	Bedroom	Upper	8`2" x 12`7"
Bedroom	Upper	8`8" x 11`3"	Game Room	Basement	13`5" x 16`11"
2pc Bathroom	Basement	6`2" x 5`9"	Storage	Basement	17`3" x 11`5"

Legal/Tax/Financial

Condo Fee:
\$390

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MD

Legal Desc: **7910669**

Remarks

Pub Rmks: **Discover Townhouse 8 at Bowcroft Place—perfectly situated in a small enclave of townhomes and backing onto the ravine in Cochrane’s East End. Here are 5 things we love about this home (and we’re sure you will too): 1. A FLOORPLAN MADE FOR REAL LIFE: As townhomes across Alberta trend smaller, Townhouse 8 is a breath of fresh air! With nearly 1,100 SqFt of above-grade living space, 3 bedrooms, 1.5 bathrooms, and a partially finished walkout basement, this is a full-size home! The main floor is thoughtfully designed with a spacious living room and a large picture window, while the eat-in kitchen offers ample workspace, storage, and stunning ravine views. Upstairs, the primary bedroom easily accommodates a full suite of furniture and boasts a large closet with scenic ravine views. Two additional well-sized bedrooms and an updated 4-piece bathroom complete the upper level. The walkout basement features a 2-piece bathroom, a large storage/utility room, and 500+ SqFt of potential living space to make your own. 2. YOUR PRIVATE BACKYARD: A rarity in the townhouse market—this fully fenced, west-facing backyard backs onto a gorgeous ravine. Whether you’re enjoying your morning coffee, unwinding with a glass of wine, or hosting friends, this is the perfect outdoor retreat. Bonus: A private gate connects your yard to the scenic walking path. 3. AN UNBEATABLE SPOT IN THE COMPLEX: Surrounded by mature trees in the front and a private, west-facing backyard in the back, this home offers the best of both worlds—privacy and nature. 4. COMMUTING IS A BREEZE: Whether you’re heading downtown or to the mountains, easy access to Highway 1A and Highway 22 makes commuting effortless. 5. COCHRANE’S BEST KEPT SECRET: Bowcroft Place is a hidden gem—a collection of 34 townhomes surrounded by ravines and rolling hills. Residents enjoy a peaceful, nature-filled setting while being just minutes from Highway 1A and Downtown Cochrane.**

Inclusions: **NA**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







