$488,900 - 8, 304 Ross Avenue, Cochrane

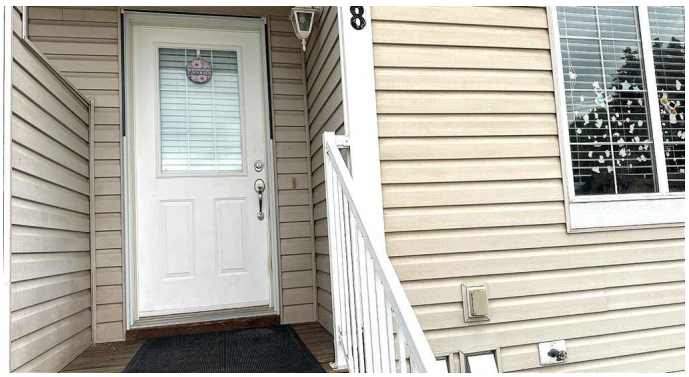
MLS® #A2245960

$488,900
4 Bedroom, 4.00 Bathroom, 1,341 sqft
Residential on 0.04 Acres

Downtown, Cochrane, Alberta

Discover modern comfort in this renovated home with a total of 4 bedrooms and 4 washrooms (1 primary ensuite bathroom 4pcs, 1 common 4pcs, and 2 x 2pcs). The fully finished basement consists of an additional bedroom, a gym room & a 2-piece washroom. The seller had replaced all the flooring with vinyl planks last year and new paint throughout the whole house. Private backyard with deck. 2 assigned parkings stalls located at the front of the unit. Walk to playground & hockey rink, easy access to Highway 1A. This bare-land condo allows pets. The seller would include 2 Anespa Shower filtration systems & a (K8) Ionizer, which is a top-of-the-line quality drinking system, a total value worth over $10,000.

Built in 2003



Essential Information

MLS® #	A2245960
Price	$488,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,341
Acres	0.04
Year Built	2003
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8, 304 Ross Avenue
Subdivision	Downtown
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2J5

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Paved, Stall

Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	31
Zoning	R-MX

Listing Details

Listing Office	CIR Realty

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