

# \$508,999 - 3r, 147 Crawford Drive, Cochrane

MLS® #A2257685

**\$508,999**

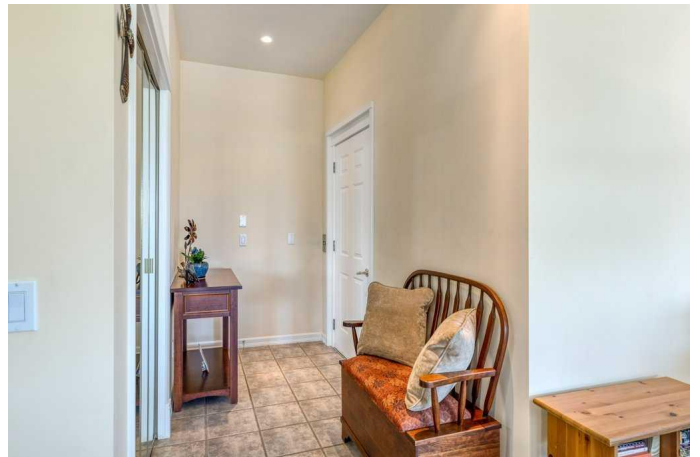
2 Bedroom, 2.00 Bathroom, 1,233 sqft  
Residential on 0.04 Acres

Crawford Ranch, Cochrane, Alberta

This is a rare opportunity to purchase a top-floor bungalow-style apartment with an oversized, heated double attached garage in the serene riverside community of Crawford Ranch.

A secure, private 'New York' style elevator opens directly into your foyer, offering both convenience and privacy. The layout includes 10-foot ceilings, two bedrooms, and two full bathrooms. The living room features a cozy gas fireplace with built-ins, while the kitchen offers ample cabinetry, counter space, and access to a spacious deck. A separate dining area adds flexibility for everyday use or entertaining.

The primary bedroom window backs onto a forested area, making it extremely private. The spacious ensuite includes a soaker tub, separate shower and large walk-in closet. The second bedroom and full bath are ideal for guests. In-suite laundry is located near the secondary exit, which leads directly to an outdoor greenspace. There is also the added bonus of a sink in the garage, with hot and cold water. Recent updates include a new hot water tank, new laminate flooring, new MET blinds (including some darkening blinds and motorized blinds) and custom cabinet work in the pantry & front closet. Steps from the river and walking paths, this home is well-suited for buyers seeking a practical, low-maintenance lifestyle in a quiet community.



Built in 2002

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257685          |
| Price          | \$508,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,233             |
| Acres          | 0.04              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3r, 147 Crawford Drive |
| Subdivision | Crawford Ranch         |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 2G7                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, High Ceilings, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fan Coil, Hot Water, Natural Gas                                                                                |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| # of Stories | 3                |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
| Construction      | Stone, Stucco, Wood Frame      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-MX                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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