

\$375,000 - 4, 249 Ross Avenue, Cochrane

MLS® #A2202078

\$375,000

3 Bedroom, 2.00 Bathroom, 1,278 sqft
Residential on 0.03 Acres

NONE, Cochrane, Alberta

Lovely 3 bedroom townhome in Cochrane's desirable East End. This beautiful property is located on a quiet street with mature trees, walking distance to downtown amenities, Cochrane Christian Academy, parks and the outdoor hockey rink. Step inside and you are greeted by a freshly painted and welcoming space with a warm and welcoming presence. The main floor features a large open concept kitchen and living area with great natural light, a full compliment of kitchen appliances and ample counter space. A second level includes the spacious primary bedroom with 2 large closets and a cheater door to the 4 piece bathroom, while up another flight of stairs you will discover two more bedrooms and a full bathroom. The basement is partially finished and would make a terrific rec room or develop to suit your needs. There is a full sized washer and dryer and the furnace and hot water tank were both replaced within the last couple of years. Single garage with an extra deep parking pad that can park 2 vehicles tandem. OPEN HOUSE Saturday, March 15 11am-1pm & Sunday, March 16 12-2pm.



Built in 2004

Essential Information

MLS® #	A2202078
Price	\$375,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,278
Acres	0.03
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	4, 249 Ross Avenue
Subdivision	NONE
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2J5

Amenities

Amenities	None
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
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