\$499,999 - 3r, 147 Crawford Drive, Cochrane

MLS® #A2257685

\$499,999

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

Crawford Ranch, Cochrane, Alberta

*OPEN HOUSE - Sunday, November 9 - 12-2PM** 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 \$499,999

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 Central Vacuum, High Ceilings, No Smoking Home, Separate Entrance,

Vaulted Ceiling(s), Bookcases

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator,

Washer/Dryer, Window Coverings, Microwave Hood Fan

Heating Natural Gas, Fan Coil, Hot Water

Cooling None

Fireplace Yes

of Fireplaces

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 49

Zoning R-MX

Listing Details

Listing Office CIR Realty

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