

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

MLS® #A2257685

\$499,999

2 Bedroom, 2.00 Bathroom, 1,233 sqft

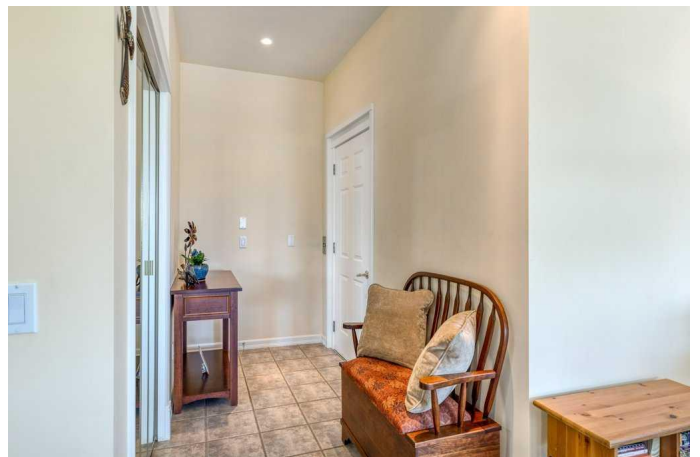
Residential on 0.04 Acres

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	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	49
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
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