# \$479,900 - 8, 304 Ross Avenue, Cochrane

MLS® #A2245960

## \$479,900

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 \$479,900

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 68

Zoning R-MX

### **Listing Details**

Listing Office CIR Realty

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