

# \$488,900 - 8, 304 Ross Avenue, Cochrane

MLS® #A2245960

**\$488,900**

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	\$488,900
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, Stall, Paved

### 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	5
Zoning	R-MX

### Listing Details

Listing Office	CIR Realty
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