$431,000 - 10, 304 Ross Avenue, Cochrane

MLS® #A2221915
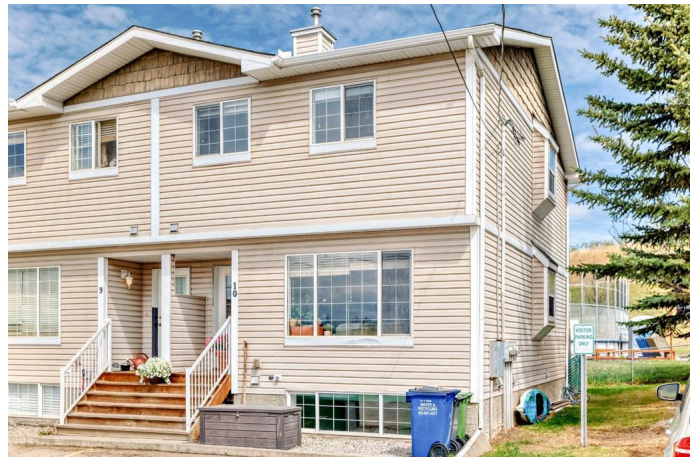
$431,000

4 Bedroom, 4.00 Bathroom, 1,344 sqft
Residential on 0.04 Acres

East End, Cochrane, Alberta

Introducing a fantastic opportunity to own a 4 bedroom, 4 bathroom end-unit townhouse condo nestled in the heart of Cochrane. This property has 1851 sqft of finished livable space and offers a range of features that make it an ideal choice for individuals and families alike. Step into the main floor to find the open and welcoming entrance which blends into the inviting living room. An abundance of natural light is provided by the large windows on the north and south sides of this end unit home. Family sized dining area is separate to the kitchen, which has a large north facing window looking out over the park area and the Town of Cochrane maintained public skating rink right outside your new backyard! Heading upstairs, you will discover three well-appointed bedrooms. The primary room shines with its own 3-piece ensuite bathroom, offering a private retreat within the home. Two additional bedrooms share a 4-piece bathroom, catering to the needs of a growing family or that additional space needed when family comes to stay. Fresh paint on the upper floor compliments the overall care that has been shown to this owner occupied home. Downstairs in the fully developed basement find yet another bedroom, and an additional living area with the potential to use as a home theatre, home office, play area or workout space. A half bathroom is situated in the basement, along with the convenience of washer and dryer units. Not only is there a fully fenced backyard providing privacy and

security, but you are also steps away from a public playground, park and outdoor skating rink. This area is well maintained and is a family friendly destination in the neighbourhood. Spend summer evenings BBQing on your deck or relaxing in the included Hot Tub. Two parking stalls are located directly in front of the of the unit, providing ample space for residents and guests. Located within walking distance to Cochrane Christian Academy and Main Street, this townhome condo ensures easy access to amenities, shops, and restaurants, offering a vibrant and convenient lifestyle. Avoid construction traffic with fast access to the 1A and a short 20 minute commute into Calgary. Natural surroundings, superior location, 4 bedrooms, parking space and an end unit makes this a desirable place to call home.

Built in 2003

Essential Information

MLS® #	A2221915
Price	$431,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,344
Acres	0.04
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	10, 304 Ross Avenue
Subdivision	East End

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2J5

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Outside, Parking Pad, Asphalt

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2025
Days on Market	19
Zoning	R-MX

Listing Details

Listing Office	2% Realty