

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

MLS® #A2257685

\$499,999

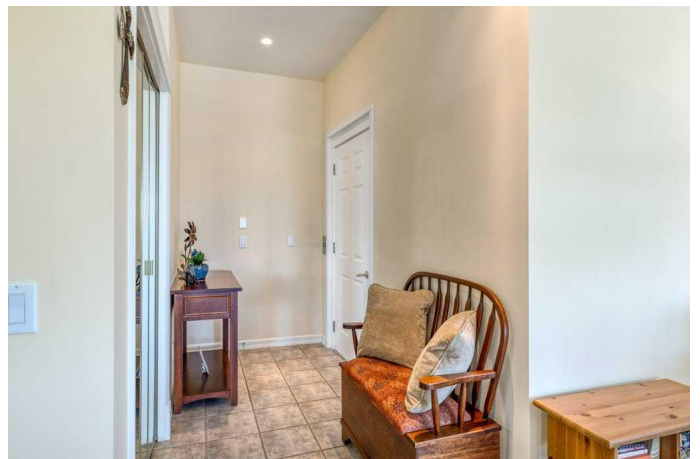
2 Bedroom, 2.00 Bathroom, 1,233 sqft
Residential on 0.04 Acres

Crawford Ranch, Cochrane, Alberta

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	High Ceilings, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Bookcases, Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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	53
Zoning	R-MX

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.