

# \$474,900 - 107, 77 George Fox Trail, Cochrane

MLS® #A2227519

**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.02 Acres

Bow Meadows, Cochrane, Alberta

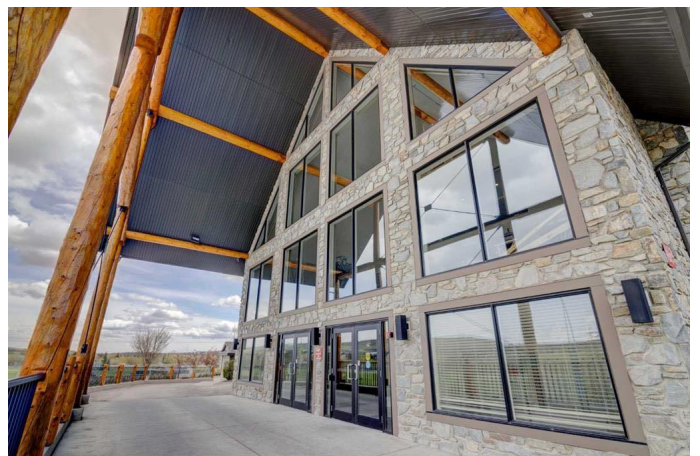
Located within the Lofts on the Bow; Cochrane's premier adult (55+) condominium complex. A spacious, air-conditioned 1,065 sq ft freshly refurbished main level 2-bedroom/2-bathroom unit. Elegantly functional kitchen with granite counters/breakfast bar/stainless steel appliances, designated dining area, spacious living room to a 6' X 11' patio (with its own private lockable storage room) over-looking park/soccer fields/the Bow River, large master bedroom with walk-through closet to 4-piece (i.e. soaker tub, with separate stand-up shower) ensuite, generously-sized second bedroom, main 4-piece bathroom with soaker tub, laundry and storage. New carpet, light fixtures, knock-down ceilings and fresh paint throughout. Backing natural forest, complex amenities include fitness centre, games room, library, community kitchen, gathering rooms, car wash and a gorgeous stone courtyard with feature fireplace. Comes complete with a titled parking stall/assigned storage locker in the heated, underground parkade; loads of visitor parking up top. Condo fees include the majority (i.e. heat, water, sewer, trash) of utilities. Book your private viewing today!

Built in 2009

## Essential Information

MLS® #                      A2227519

Price                        \$474,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,065             |
| Acres          | 0.02              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 107, 77 George Fox Trail |
| Subdivision | Bow Meadows              |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 0N1                  |

### Amenities

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Picnic Area, Visitor Parking, Clubhouse, Car Wash, Fitness Center, Party Room, Recreation Room, Secured Parking, Storage |
| Parking Spaces | 1                                                                                                                                              |
| Parking        | Parkade, Underground                                                                                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Storage, Walk-In Closet(s), Ceiling Fan(s), Granite Counters, Pantry, Soaking Tub                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Wall/Window Air Conditioner, Dryer, Washer |
| Heating           | Boiler, In Floor                                                                                                                      |
| Cooling           | Wall Unit(s)                                                                                                                          |
| # of Stories      | 4                                                                                                                                     |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Barbecue, Courtyard, Fire Pit  |
| Construction      | Stucco, Wood Frame, Log, Stone |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 56              |
| Zoning         | R-MD            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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