

409, 77 George Fox Trail
Cochrane, Alberta

MLS # A2166731



\$475,000

Division:	Bow Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,253 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 696
Basement:	-	LLD:	-
Exterior:	Log, Stone, Stucco	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this exceptional top floor unit located in the esteemed Lofts on the Bow, Cochrane's most coveted 55+ adult living community. Positioned against a backdrop of serene natural beauty, this residence offers a lifestyle of tranquility and sophistication. As you enter the home, you will notice vaulted ceilings and expansive windows that flood the space with natural light, showcasing stunning views of the nearby Bow River and luscious greenery. Thoughtfully designed, the unit features one bedroom plus an upper loft area, perfect for accommodating guests or pursuing hobbies. With two full bathrooms, a gourmet kitchen boasting granite counters and stainless steel appliances, and a lavish primary bedroom complete with a spacious walk-in closet and deluxe ensuite bathroom, every aspect of comfort and convenience has been considered. Benefit from additional perks including a storage locker off the balcony as well as in the parkade, natural gas BBQ hook up on the balcony and a titled underground parking stall. The Lofts on the Bow complex offers an unparalleled array of amenities, including a peaceful central courtyard, inviting library, sewing room, and billiards area, as well as a fully equipped exercise room. The commercial kitchen, complemented by a banquet room accommodating up to 60 guests, provides the perfect setting for hosting gatherings, while two private guest suites cater to overnight visitors. Residents also have access to a heated parkade with a convenient carwash facility. Enjoy a vibrant social calendar filled with regularly organized events. Common sitting areas on each floor encourage neighbourly interaction, fostering a strong sense of community among residents. Indulge in a lifestyle of luxury, comfort, and camaraderie at Lofts on the Bow. Whether unwinding in the tranquility of your beautifully designed home, socializing with

neighbours, or taking advantage of the vast array of amenities, every moment promises to be exceptional.