



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1101, 505 Railway Street W
Cochrane, Alberta

MLS # A2253350



\$315,000

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, No Smoking Home		
Inclusions:	N/A		

Welcome to Pointe at Cochrane, a bright and inviting condo perfectly situated in the heart of Cochrane. Enjoy the convenience of being just steps away from shopping, scenic river pathways, and various local entertainment like the rodeo/sports grounds, movie theater, and Cochrane’s charming historic downtown. Offering 2 spacious bedrooms, 2 full bathrooms (one 4pce and one 4pce ensuite). This condo provides a comfortable and functional layout with in-suite laundry and storage room (6’x 4’x 10’). Including Titled underground heated parking to keep your vehicle secure and warm through the winter and an additional private storage room (7’x 2’x 12’). Cochrane has all the amenities of the city while still having the small-town lifestyle, and is just a short drive away from the mountains where you can enjoy hiking, camping and beautiful views. Located on the main floor, one of the highlights of this property is the large patio, perfect for entertaining, relaxing outdoors, or hosting family gatherings. The open-concept living and dining area flows seamlessly onto the patio, creating an extended living space you’ll enjoy. This unit is one of the larger units in this complex and is perfect for 1st time home buyers, investors, empty nesters and downsizing.