

# \$589,500 - 416, 77 George Fox Trail, Cochrane

MLS® #A2241757

**\$589,500**

2 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.00 Acres

Bow Meadows, Cochrane, Alberta

Welcome to Lofts on the Bow, an upscale building close to the Bow River and walking trails . situated on the top floor of this coveted 55+ adult living building, this spacious unit offers a very updated and luxurious setting with it's impressive features and prime location. Updates in this unit include New Laminate and Carpet, New Quartz countertops in Kitchen and bathrooms, New blinds, New lighting in the kitchen, dining area and Loft, New Fridge and new paint throughout. With over 1,400 square feet of living space, this unit has plenty of natural light and views of the green space to the south, where you can watch the deer moving through almost daily. Inside you will find a thoughtfully designed floor plan that combines style and functionality. The unit features two good sized bedrooms and two 4 piece bathrooms. The Primary suite has ample space and the ensuite has double sinks and a walk in shower. The gourmet kitchen is a chef's dream with Quartz counter tops, New Fridge, convection and Induction Stove, and beautiful under counter sink. Adjacent to the kitchen, the dining area and the living room flow together seamlessly, creating an inviting atmosphere. Expansive windows flood the living space with lots of natural light and the vaulted ceilings contribute to the vastness of the space. From the living room you can step out onto the balcony to view the large open courtyard and the green space back of the building. You can also enjoy your morning coffee or tea with the sun



warming you from the east facing balcony. the upstairs loft area is great for any number of uses, including guest space, office or extra living room. Lofts also has a fitness center on the main floor, a pool table for those so inclined, a puzzle table, coffee areas, and a library. Also at the South east corner of the building outside , there is a space called Wine in the Woods, named as such for a social space to meet with people of like mind to mingle and meet new Owners and connect with friends. And don't forget that you can also enjoy underground heated parking. This is your opportunity to own a top floor unit in Lofts on the Bow. Luxurious living at it's finest. Schedule your private viewing today for this one of a kind condominium.

Built in 2009

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241757          |
| Price          | \$589,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,420             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 416, 77 George Fox Trail |
| Subdivision | Bow Meadows              |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |

Postal Code T4C 0N1

## Amenities

Amenities Elevator(s), Fitness Center, Park, Parking, Party Room, Secured Parking, Trash, Visitor Parking, Car Wash, Gazebo, Guest Suite, Playground

Parking Spaces 1

Parking Parkade, Underground

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Convection Oven, Dishwasher, Electric Stove, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating In Floor, Hot Water

Cooling Central Air

# of Stories 4

## Exterior

Exterior Features BBQ gas line, Courtyard, Outdoor Grill, Rain Gutters, Uncovered Courtyard

Roof Asphalt, Tar/Gravel

Construction Stone, Stucco, Wood Frame, Log

Foundation Poured Concrete

## Additional Information

Date Listed July 21st, 2025

Days on Market 14

Zoning R-MD

## Listing Details

Listing Office CIR Realty

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