

# \$479,900 - 8, 304 Ross Avenue, Cochrane

MLS® #A2245960

**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,341 sqft

Residential on 0.04 Acres

Downtown, Cochrane, Alberta

Discover modern comfort in this renovated home with a total of 4 bedrooms and 4 washrooms ( 1 primary ensuite bathroom 4pcs, 1 common 4pcs, and 2 x 2pcs). The fully finished basement consists of an additional bedroom, a gym room & a 2-piece washroom. The seller had replaced all the flooring with vinyl planks last year and new paint throughout the whole house. Private backyard with deck. 2 assigned parkings stalls located at the front of the unit. Walk to playground & hockey rink, easy access to Highway 1A. This bare-land condo allows pets. The seller would include 2 Anespa Shower filtration systems & a (K8) Ionizer, which is a top-of-the-line quality drinking system, a total value worth over \$10,000.

Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245960    |
| Price          | \$479,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,341       |
| Acres          | 0.04        |
| Year Built     | 2003        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 8, 304 Ross Avenue |
| Subdivision | Downtown           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2J5            |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Assigned, Paved, Stall   |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Storage                                                                  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Dog Run, Private Yard |
| Lot Description   | Back Yard, Level      |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 74                |
| Zoning         | R-MX              |

### Listing Details

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

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