

# \$449,900 - 15, 604 Griffin Road W, Cochrane

MLS® #A2205550

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.07 Acres

Downtown, Cochrane, Alberta

BUNGALOW townhouse in downtown core with a bright walkout basement! Bedroom and office/den on main floor, laundry on main floor. Kitchen is well appointed with newer cabinets and light fixtures. Basement is bright and developed to provide a great guest room and bathroom with ample storage. This wonderful home backs on the Big Hill Springs park and walking path system and welcomes the west setting sun view over the majestic Rockies from main and walkout levels. This is walking distance to shopping and amenities!

Built in 1996

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205550      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,017         |
| Acres          | 0.07          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

Address 15, 604 Griffin Road W



|             |                   |
|-------------|-------------------|
| Subdivision | Downtown          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T3C 1X2           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Few Trees, Landscaped    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 4                |
| Zoning         | R-MD             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.