

# \$739,800 - 193 Crawford Drive, Cochrane

MLS® #A2238907

**\$739,800**

2 Bedroom, 3.00 Bathroom, 1,424 sqft

Residential on 0.13 Acres

Crawford Ranch, Cochrane, Alberta

Picture yourself on the shores of the Bow River in this beautifully appointed walkout villa

duplex, nestled in the peaceful community of Crawford Ranch at the confluence of

Jumping Pound Creek and the Bow River offering over 2,800 square feet of fully

developed living space.

The main floor, encompassing 1,400+ square feet, features a spacious primary

bedroom enhanced by a walk-in closet fitted with customized California Closet

shelving and a four-piece ensuite.

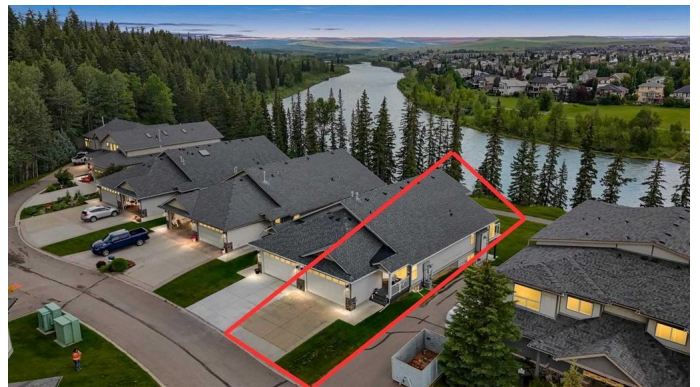
The open-concept kitchen, living, and dining areas are designed to impress with soaring

11-foot vaulted ceilings and expansive windows providing unobstructed views of the

river. The kitchen includes beautiful SS appliances, walk-in pantry and a central island

with its double sink.

Also on the main floor is a formal dining room with French doors, convertible to a home



office or den. A gas fireplace anchors the main living room. Note built-in speakers in the living room, main floor den, primary bedroom and front deck.

California shutters add timeless style and privacy throughout the main floor.

Central air A/C takes care of summer heat. For added

convenience, the main floor includes a laundry room and a two-piece powder room.

Just off the main living area, step onto an extended deck to enjoy breathtaking sunsets and

sounds of the river. A gas outlet on the deck adds what is needed for outdoor cooking.

The fully developed lower-level walkout is designed for relaxation and functionality.

Settle into year-round comfort of in-floor heating, a second gas fireplace flanked by

built-in shelving in the spacious family room and a dry bar completed with small fridge. A four-piece bathroom includes travertine tile and a luxurious steam shower. There is a spacious second bedroom and additional flexible living space on this level can serve as a guest room, office, or hobby area where youâ€™ll enjoy built-in speakers and built-in Californian cabinet. Main and lower level wireless security system.

Recent updates to the home: \*new shingles installed in 2024, \*phantom screen doors

at both the front entrance and the deck, a hot water tank installed in 2020, and

\*upgraded new boiler motors for the in-floor heating system. The double garage

features an epoxy-coated floor. As

a "bare land"™ condominium your snow removal and lawn care will be provided for a very

reasonable condo fee.

This exceptional riverfront home exudes peaceful, maintenance-friendly living in a

picturesque setting, with walking trails, wildlife, and natural beauty right outside your door.

Built in 2005

### Essential Information

MLS® #	A2238907
Price	\$739,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	193 Crawford Drive
Subdivision	Crawford Ranch
City	Cochrane
County	Rocky View County
Province	Alberta

Postal Code T4C 2G8

### **Amenities**

Amenities Parking, Picnic Area, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

# of Garages 4

Is Waterfront Yes

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Central, In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting, Rain Gutters

Lot Description Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Other, Street Lighting, Underground Sprinklers, Views, Waterfront

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 17th, 2025

Days on Market 1

Zoning R-MX

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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