

# \$469,900 - 107, 77 George Fox Trail, Cochrane

MLS® #A2252019

**\$469,900**

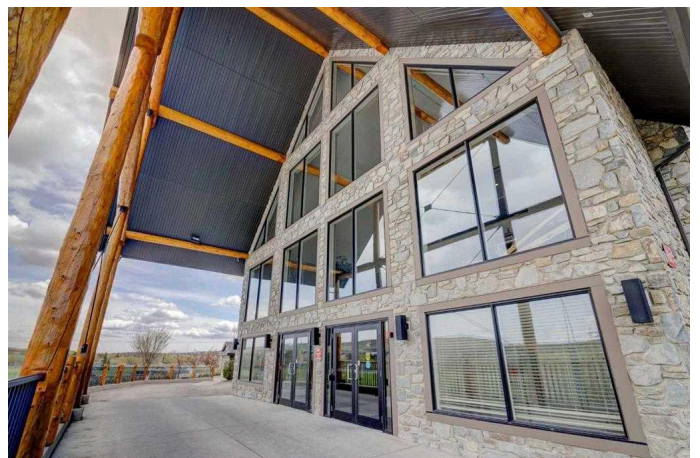
2 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.02 Acres

Bow Meadows, Cochrane, Alberta

Backing a natural forest and fronting the Bow River, Lofts on the Bow is Cochrane's Premier adult (i.e. 55+) low-maintenance living community. A spacious, freshly refurbished, air-conditioned main level (i.e. no stairs) 2-bedroom/2-bathroom unit offering an updated kitchen with solid wood cabinetry/granite counters/breakfast bar/stainless steel appliances, designated dining area, spacious living room to a 6' X 11' patio (with its own private lockable storage room) overlooking park/soccer fields/the Bow River, large master bedroom with over-sized his/her walk-through closet to 4-piece (i.e. soaker tub, with separate stand-up shower) ensuite, generously-scaled second bedroom, main 4-piece bathroom with soaker tub, laundry and storage. New carpet, light fixtures, knock-down ceilings and fresh paint throughout. Stay as busy as you'd like with complex amenities including fitness centre, games room, puzzle tables, library, community kitchen, banquet room, car wash and a gorgeous stone courtyard with feature fireplace, picnic tables & pergolas. Comes complete with a titled parking stall/assigned storage locker in the heated, underground parkade; loads of visitor parking up top. Condo fees include the majority (i.e. heat, water, sewer, trash) of utilities. Available for immediate possession.

Built in 2009



## Essential Information

MLS® #	A2252019
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	107, 77 George Fox Trail
Subdivision	Bow Meadows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0N1

## Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Boiler, In Floor
Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Courtyard, Fire Pit, Storage
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Roof	Asphalt Shingle
Construction	Log, Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	August 28th, 2025
Zoning	R-MD

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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