

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

MLS® #A2252019

**\$469,900**

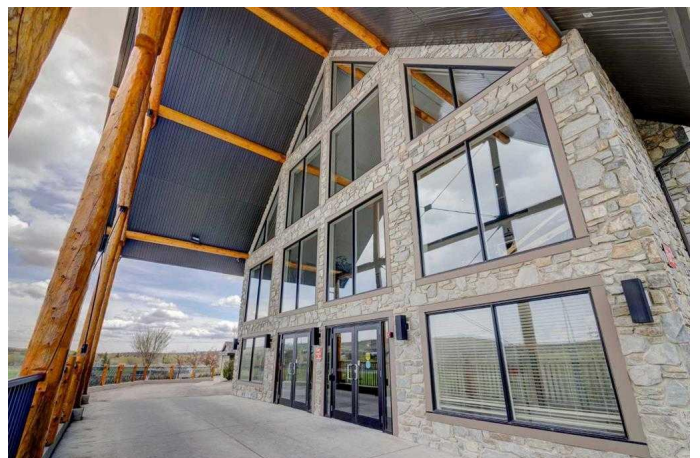
2 Bedroom, 2.00 Bathroom, 1,065 sqft

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, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Boiler, In Floor                                                                                                                      |
| Cooling           | Wall/Window Unit(s)                                                                                                                   |
| # of Stories      | 4                                                                                                                                     |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard, Fire Pit, Storage |
|-------------------|------------------------------|

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Stone, Stucco, Wood Frame, Log |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | R-MD              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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