

# \$499,900 - 155 Crawford Drive, Cochrane

MLS® #A2262858

**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,581 sqft

Residential on 0.08 Acres

Crawford Ranch, Cochrane, Alberta

Stunning End Unit Townhouse in Sought-After Crawford Ranch!

Welcome to this beautifully finished 3-bedroom, 3.5-bathroom townhouse tucked away in the peaceful, no-through community of Crawford Ranch. Surrounded by mature trees and backing onto a private environmental reserve, this home offers the perfect blend of nature and convenience—just steps from walking trails, Jumping Pound Creek, and the Bow River, yet minutes from all that Cochrane has to offer.

Inside, you'll find a spacious and functional layout with thoughtful upgrades throughout. The entry-level features a large family room with a cozy gas fireplace and a full 4-piece bathroom—ideal as a private space for teenagers, guests, or multi-generational living.

Upstairs, the main living area showcases a stylish kitchen with granite countertops, stainless steel appliances, and a central island perfect for entertaining. The open-concept dining room features a second gas fireplace and opens onto a private deck with serene views of the natural surroundings. Additionally, there is a beautiful main floor living area and conveniently located half bathroom.

The upper level offers a luxurious primary suite complete with an upgraded ensuite, two additional bedrooms, a full bathroom, and convenient upstairs laundry.



Tastefully designed and surrounded by nature, this home truly has it all—space, style, comfort, and an unbeatable location. Don't miss your chance to call Crawford Ranch home!

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262858      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,581         |
| Acres          | 0.08          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 155 Crawford Drive |
| Subdivision | Crawford Ranch     |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 2G7            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 2                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | R-MX              |

## Listing Details

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

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