

\$675,000 - 316 Crawford Close, Cochrane

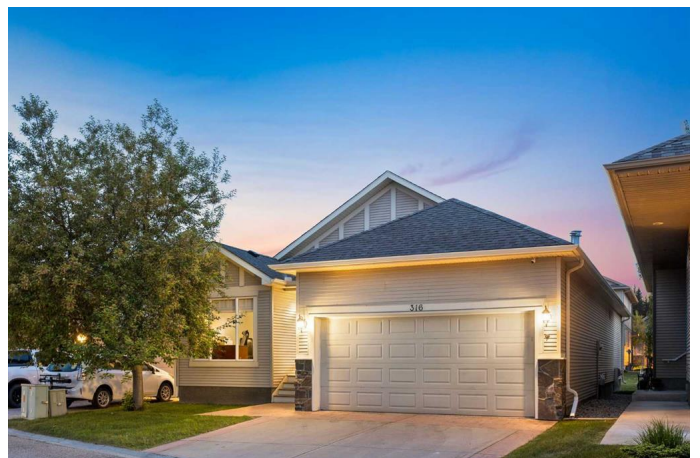
MLS® #A2227059

\$675,000

3 Bedroom, 3.00 Bathroom, 1,523 sqft
Residential on 0.10 Acres

Crawford Ranch, Cochrane, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom bungalow tucked away in the peaceful and picturesque community of Crawford Ranch. With 1,522 sq ft on the main floor and a fully finished basement, this home offers a perfect mix of stylish updates, functional space, and low-maintenance living just steps from Cochrane's river pathways. Step inside to find a bright and open floor plan featuring vaulted ceilings, large windows, and a cozy gas fireplace anchoring the spacious living area. Featuring new paint throughout, updated lighting, and scraped ceilings for a fresh, modern feel. The spacious kitchen and central island is perfect for entertaining or casual meals, complete with a new fridge and dishwasher. The adjoining dining space opens to a private deck—your own quiet retreat just steps from the river pathways. The primary suite is generously sized and includes a 4-piece ensuite with soaker tub and separate shower, along with a walk-in closet. A second bedroom, powder room, and convenient main floor laundry with a new washer and dryer round out the main level, offering true one-level living. Downstairs, the fully developed basement expands your living space with a large rec room, third bedroom, full bathroom, and a spacious home gym area—plus an abundance of storage to keep everything organized and out of sight. The attached garage has been upgraded with epoxy flooring, giving it a polished, durable



finish. Set in the serene and walkable setting of Crawford Ranch, this home offers the perfect blend of space, privacy, and natural surroundingsâ€”all just minutes from downtown Cochrane.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2227059 |
| Price | \$675,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,523 |
| Acres | 0.10 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 316 Crawford Close |
| Subdivision | Crawford Ranch |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2G6 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, |
|-------------------|---|

| | |
|-----------------|--|
| | Vaulted Ceiling(s) |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, See Remarks, Greenbelt |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 9 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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