

\$675,000 - 316 Crawford Close, Cochrane

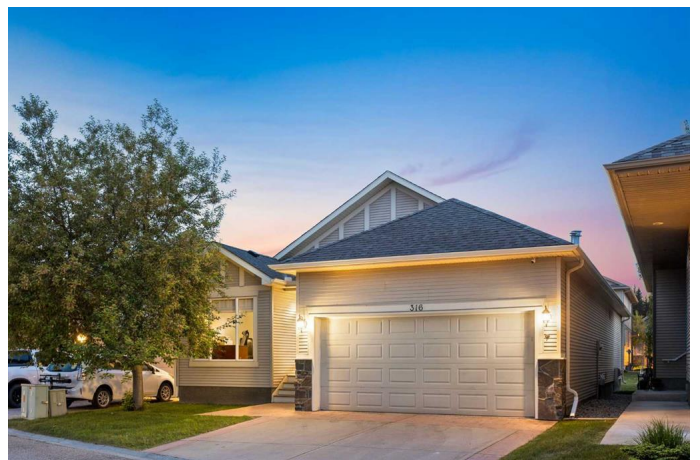
MLS® #A2227059

\$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, Few Trees, Landscaped, Lawn, See Remarks, Cul-De-Sac, Greenbelt, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	8
Zoning	R-MX

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.