



GRASSROOTS

REALTY GROUP

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**222 Ross Avenue
Cochrane, Alberta**

MLS # A2293461



\$1,080,000

Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,090 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage

Inclusions: Deep freeze, fridge in the garage, TV in the sewing room, tv on the mantle on the main floor

Welcome to this unique gem, where space, comfort, and location come together—perfectly positioned in Cochrane’s desirable east end just steps from a kids’ park and outdoor skating rink, with excellent walkability to downtown and easy access to Highway 1A for commuting into Calgary. Set on the south half of four lots= plenty of space. This beautifully maintained property offers room to live, work, and enjoy an active, family-friendly lifestyle. From the moment you arrive, the expansive driveway and double garage with workshop hint at the versatility this home provides, while inside, sunlight fills the bright open living spaces, creating a warm and inviting atmosphere. Imagine living here and how easy it is to take evening strolls into downtown Cochrane to enjoy the vibrant downtown vibe, meet friends for dinner, or browse local shops. Whether you’re walking the kids to the nearby park, enjoying winter days at the outdoor ice rink, relaxing on the east-facing deck at sunrise, or heading out quickly via Highway 1A to Calgary, this home blends comfort, convenience, and community living. The home features beautiful hardwood floors, original carpeting, and classic kitchen tile, while illuminated wall niches thoughtfully placed throughout add warmth and character. The kitchen is designed for both everyday living and entertaining, featuring two sinks — one facing the living area and one on the island — ideal for hosting and meal preparation. From the kitchen, step outside onto the 27' x 13' east-facing back deck and enjoy morning sunrises and summer gatherings. The primary suite includes a private ensuite and convenient his-and-hers closets, creating comfortable and functional personal space. The home also offers versatile living areas to suit your lifestyle. The main floor office can easily convert to a second bedroom, while a

dedicated sewing or hobby room with TV creates a comfortable creative retreat. Downstairs, the fully finished basement offers a large family room area, along with a cold room currently used as a wine cellar and a canning or wine-making room with sink, ideal for hobbyists or home preservation enthusiasts. Outside, the generous yard features a greenhouse, storage shed, and rear alley access with potential to add a gate for future RV parking. The fenced backyard provides charm and privacy, making the outdoor space perfect for gardening, entertaining, or relaxing. With the kids's park and outdoor skating surface just moments away, great walkability to Cochrane's downtown for shops and evening strolls, and quick access to Highway 1A for Calgary commuting, this location offers the perfect balance of small-town charm and everyday convenience. This is a home where care, comfort, and thoughtful features come together—inviting you to imagine your life here. Please note: Showings are permitted between 11:00 – 4:00 only.