



**121 Mountain Street
Cochrane, Alberta**

MLS # A2308622



\$599,750

Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	1950 (76 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Basement Refrigerator, Basement Stove, Basement Range Hood, TV & Mount in Main Floor Living Room & Basement, Basement Freezer, Patio Umbrella

SUPER VALUE 60' X 150' LOT! Welcome to this beautifully maintained 1,260 sq ft bungalow, which perfectly blends comfort, style, and outdoor living in the highly desirable community of Cochrane. Ideally located just one block from an outdoor skating rink and a wonderful playground, this home offers the perfect balance of tranquillity and convenience. The vibrant downtown shopping district is only a 5-minute walk away, and a nearby school (Cochrane Christian Academy, K-8) is also just a short 5-minute stroll, making this an exceptional location for families. Step inside to a fully updated main floor featuring modern finishes, an inviting layout, and abundant natural light throughout. The spacious living area flows seamlessly into the dining space and kitchen, creating an ideal setting for both everyday living and entertaining. With three large bedrooms on the main level, there is plenty of room for family or guests. The lower floor has a wonderful illegal suite with side door entrance. Outdoors, you'll find a true retreat. The expansive rear deck overlooks a super quiet backyard surrounded by mature landscaping, including gorgeous flowering trees and a lush privacy hedge. This gardener's paradise offers ample space to relax, grow, and enjoy nature in peace. The property also boasts an oversized 60 foot x 150 foot lot including parking for six vehicles, a double detached garage, and a paved front driveway. Additionally, there is convenient RV parking in the rear, which is perfect for all your vehicles, toys, and storage needs. This rare combination of indoor updates, outdoor beauty, and an unbeatable walkable location makes this bungalow a standout opportunity you won't want to miss.