



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**65 Carolina Drive
Cochrane, Alberta**

MLS # A2312448



\$679,000

Division:	East End		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Faces Rear, Gravel Driveway, H		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-26-4-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Wood Windows		
Inclusions:	N/A		

Welcome to this one-of-a-kind, character-filled home in Cochrane’s highly sought-after East End: Perfect for buyers who appreciate charm, warmth, and timeless character. Offering over 2,000 sq ft above grade, this beautifully updated home features 4 bedrooms and 3 full bathrooms, with a layout designed for both comfortable living and effortless entertaining. From the moment you step inside, you’re greeted by vaulted ceilings and rich California acacia hardwood flooring that carries throughout the main living spaces. The heart of the home is the fully renovated, culinary-level kitchen with over \$100,000 worth of upgrades. Showcasing quartz and caramelized bamboo countertops, high-end stainless-steel appliances, full height cabinetry and thoughtful finishes that blend style with function. Custom solid-core wood doors and trim along with updated staircase railings further enhance the home’s unique personality, while the living room’s wood-burning fireplace adds a cozy, inviting touch. Upstairs, the spacious primary retreat offers a private balcony overlooking the backyard, a rare wood burning fireplace and a 4-piece ensuite creating the perfect place to unwind. The second floor also offers rare mountain views from the primary balcony and hallway window, two additional bedrooms and a 3-piece bathroom with large vanity and oversized jetted bathtub to enjoy. Step outside and experience a setting that truly sets this home apart. The private 7,200+ sq. ft. yard is surrounded by mature landscaping, including pick-and-eat apple trees, and features three decks with a convenient gas BBQ hookup—ideal for hosting and backyard get togethers. From the front of the home, enjoy beautiful views of the greenspace, adding to the sense of openness and tranquility. A circular driveway adds convenience and curb appeal, while the

rear-facing, detached double garage with a greenhouse above offers incredible flexibility for hobbyists, gardeners, or additional creative space. Additional upgrades include a brand-new roof on the home, garage, and greenhouse (2026), a tankless hot water heater and updated high efficiency furnace. If you've been waiting for a home with soul, space, and a setting that feels truly special, this East End gem delivers.