



**10 Carolina Drive
Cochrane, Alberta**

MLS # A2316646



\$600,000

Division:	East End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,057 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Garage Heater

Welcome to 10 Carolina Drive, a move-in-ready 4-bedroom home in one of Cochrane's most established and sought-after pockets. This is the kind of property that checks every box, and it won't last. Inside, the renovated kitchen is the heart of the home, finished with updated cabinetry, fresh countertops, modern lighting, and stainless-steel appliances. It's bright, functional, and built for everyday living. The main level flows with natural light, anchored by a welcoming sitting room with large picture windows and sliding doors that open straight to the backyard. Upstairs you'll find two generous bedrooms, including the primary, plus a tastefully renovated full bath. The first lower level adds a cozy family room centered on a wood-burning fireplace along with a third bedroom. Downstairs, the finished basement delivers serious flexibility: a private retreat with its own full ensuite bath that works equally well as a fourth bedroom, a guest suite, a teen hangout, or a second living space. Add the wet bar and there's room for everyone to spread out. Step outside to a huge backyard with a deck, perfect for summer gatherings, weekend BBQs, or quiet mornings with coffee. The heated double garage is a Cochrane winter essential, and two additional parking spaces beside it mean room for the trailer, the boat, or the extra vehicles. Location is everything here. You're just steps from the park and within easy walking distance to central Cochrane, where Main Street shops, restaurants, and the river are minutes from your door. Walking and bike trails, pickleball courts, and ball diamonds are all close by. A renovated, move-in-ready home in a prime location at a sharp price. Book your showing before it's gone.