



GRASSROOTS
REALTY GROUP

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**332 Third Street W
Cochrane, Alberta**

MLS # A2318121



\$529,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	792 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Gentle Sloping, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage		

Inclusions: Downstairs Refrigerator and Freezer

This charming home sits on a generous 50 x 130 ft lot with exciting redevelopment potential near downtown Cochrane. A fully finished home today, combined with zoning consideration and the option to assemble with the neighbouring lot, makes this a compelling opportunity in a high-demand location. This unique property is one of the last remaining of its kind in downtown Cochrane. This character-filled home has been lovingly maintained over the years and remains move-in ready for its next chapter. The main level features a bright living room and two comfortable bedrooms, while the fully developed lower level adds a third bedroom, a recreation room, and a bar area—offering flexible space for everyday living or entertaining. The property includes street parking along with a private driveway leading to a carport, and the backyard provides a quiet, private setting with no neighbours behind. The 50 x 130 ft lot offers ample outdoor space today and strong future potential. Currently zoned R-LD (Residential Low Density), the property is located directly next to parcels with C-HD (Commercial Historic Downtown) zoning. The adjacent lot of equal size is also available, and the seller has expressed a preference to sell both together, creating a larger land assembly opportunity. Buyers are encouraged to consult with the Town of Cochrane regarding possible rezoning options, which could allow for a wide range of residential or commercial uses. Whether you’re looking to live in, invest, or explore redevelopment possibilities, this property offers flexibility, location, and long-term upside in one of Cochrane’s most desirable areas. The garage lot on the East side of this home is also for sale MLS A2318094.