



GRASSROOTS
REALTY GROUP

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2 Crocus Crescent Cochrane, Alberta

MLS # A2319600



\$550,000

Division:	Cochrane Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,273 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees, Rectangular Lo		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Cedar, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: N/A

NEW PRICE =s OPPORTUNITY in the highly desirable community of Cochrane Heights, this character home sits on a corner lot across from the Tri Schools and offers over 1,500 sq. ft. of living space. It features 3 bedrooms, an open living and dining area, a renovated kitchen, and a front den, along with a private covered courtyard for outdoor family time. The main level is filled with natural light and includes the open-concept living, dining, and kitchen area, plus the front den and a 2-piece bath. Upstairs are a 4-piece bath, a bedroom, and the primary bedroom with a private balcony. The lower level offers a family room, a hobby/rec room or potential future bedroom, and a large unfinished area with the mechanical room and laundry. Outside, you'll find a covered courtyard, a fire pit, and plenty of yard space for outdoor activities. Call today to book your viewing.