



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**34 Cascade Place
Cochrane, Alberta**

MLS # A2331531



\$759,900

Division:	Glenbow		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,303 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating: Forced Air

Floors: Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Shed

OPEN HOUSE Sunday Oct 4, 2:00-4:00. This property has it all! A beautifully renovated house, a huge and spectacular yard, and backing onto the ravine you have all the privacy and all of the convenience. This stunning 4 level split has so many features. The main floor showcases the living room with a lovely brick clad fireplace flanked by windows, a soaring ceiling, and light pouring in through the skylight. Up the half flight of stairs is a chef's kitchen with cherry cabinetry, granite counters, so much storage, and a breakfast bar. The patio doors lead out onto a large deck overlooking the yard and valley beyond. This floor continues with a family room with another fireplace, custom millwork cabinetry, and plenty of flexibility. The smaller of the two bedrooms features a huge wall of custom built-in storage including closets and desk area. The primary bedroom has a wonderful ensuite including bold granite countertops and great storage. The main bath completes this level with its stone counter and large soaker tub. The superb layout continues downstairs. The basement level contains a bedroom (window may not meet current egress requirements), a brand new full bathroom, and a huge rec room with a new wood-burning stove, and walks out to the lower deck and yard. This level also contains the laundry room and a storage room. Down the final half flight of stairs you will find both another full height storage room and a fully waterproofed crawl space. And now for outside! The front of the home has a double attached garage and a cute yard but wait until you get into the back. This home sits on a huge pie lot that is almost $\frac{1}{4}$ of an acre. There is so much to discover here. Stone pathways lead to the deck, patio areas, garden beds, and a fire pit. The garden beds are beautifully terraced with stone landings so you can easily access all of your garden. There are

grass areas, a wood shed, fruit trees and shrubs, and so many perennials. Beyond the back fence lies a ravine extending all the way up from Griffin RD to Glenbow DR. There are walking trails, playgrounds, Bighill Creek and even tennis courts! Be right in Cochrane with easy walking access to stores and restaurants and enjoy the outdoors and the feeling of unending space.