



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1 Cochrane Crescent Cochrane, Alberta

MLS # A2334181



\$599,750

Division:	Cochrane Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Concrete Driveway, Off Street, Parking Pad, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home

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

Inclusions: storage sheds, fridge in bar room

PRIDE OF OWNERSHIP is evident throughout this lovingly cared-for and regularly maintained 4-bedroom bungalow, proudly offered by its ORIGINAL OWNERS in one of Cochrane's most desirable communities. A welcoming tiled entrance leads into a bright and comfortable main floor. The spacious living room features a large bay window that fills the room with natural light, along with a cozy wood-burning fireplace. The FORMAL DINING ROOM provides the perfect setting for family dinners and gatherings. The kitchen offers plenty of cupboard space and bright windows, along with a built-in microwave hood fan. A convenient MUDROOM at the back entrance provides everyday functionality and direct access to the lower level. The primary bedroom features a convenient 2-piece ensuite and ceiling fan. Two additional good-sized bedrooms and a full bathroom complete the main floor. Downstairs, you'll find an inviting RUMPUS ROOM WITH BAR, perfect for entertaining or relaxing with family, along with a fourth bedroom, laundry room with convenient laundry chute, utility/craft room, bathroom with an additional shower, and generous storage including a cold room. A built-in vacuum system with canister and attachments makes cleaning throughout the home convenient and easy. Thoughtful features throughout the home include rolling shutters on the west-facing windows, helping to keep the home cooler on hot summer days while also providing added security and peace of mind when travelling. Outside, enjoy the BEAUTIFULLY LANDSCAPED yard and established gardens, offering a wonderful setting for relaxing, gardening, or entertaining. Lovingly maintained by its original owners, this is an exceptional opportunity to own a well-cared-for home in a highly desirable Cochrane community—kids from walk to and from school—a place

where you can settle in, make memories, and enjoy for years to come.