



18 Cochrane Crescent Cochrane Alberta

\$574,900

Welcome to this charming 1340 sqft bungalow, perfectly situated on a mature, tree-lined street in Cochrane Heights. This home offers a wonderful blend of 1970's style and modern potential, with 3 bedrooms and additional features throughout. The bright, west-facing living room greets you with an oversized picture window, flooding the space with natural light and making it the perfect spot to relax with family or entertain guests. The formal dining room sits adjacent, offering ample space for dinners and celebrations. The kitchen, which has been updated with vinyl plank flooring and cultured stone countertops, is equipped with plenty of cupboard space, providing the perfect backdrop for cooking up your favorite meals. A comfortable eating area makes casual dining convenient, and with easy access to both the dining room and the rest of the home, this kitchen is truly the heart of this property. The main floor also features 3 generously sized bedrooms, including the primary bedroom with its own 2-piece ensuite for added privacy and comfort. The second bedroom offers access to the east-facing back deck, making it a versatile space that could easily serve as a home office or den. The third bedroom, facing west, is a bright and cheerful room, ideal for a guest room or child's bedroom. A 4-piece bathroom rounds out the main floor, providing functionality and convenience. The large east-facing deck in the backyard is an outdoor enthusiast's dream, perfect for enjoying a morning cup of coffee or hosting BBQs. The backyard is fully landscaped with mature perennials, offering a peaceful oasis with no rear neighbors. Backing onto a green belt, you'll have direct access to a sidewalk that leads straight into downtown Cochrane, giving you the best of both nature and city convenience. The lower level of this home is partially finished and brimming with possibilities. A large bedro...

Furnace 26.00 Ft x 13.58 Ft

Recreational, Games room 34.42 Ft x 10.33 Ft

Bedroom 15.50 Ft x 13.25 Ft

Other 4.42 Ft x 4.25 Ft

Living room 23.83 Ft x 12.33 Ft

Dining room 9.83 Ft x 12.92 Ft

Other 6.67 Ft x 3.50 Ft

Bedroom 9.92 Ft x 13.08 Ft

Bedroom 11.92 Ft x 10.17 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Primary Bedroom 13.67 Ft x 10.92 Ft

2pc Bathroom 6.75 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

