



REALTOR®



## 224 Ross Avenue Cochrane Alberta

\$769,000

Welcome to 224 Ross Avenue! Located on a quiet street in East End Cochrane this fabulous FULLY RENOVATED modern bungalow with over 2200 sq ft of living space is perfect for the growing family, retirement or as an investment property. Walking distance to many restaurants, grocery stores, coffee shops, parks and schools. Situated on a 10,000 + square foot CORNER LOT where the possibilities are endless and the potential for redevelopment may be an option A bright, spacious 3-bedroom, 2-bathroom home that can EASILY BE CHANGED INTO a 4- or 5-bedroom home features all NEW 200 amp electrical, plumbing, VINYL WINDOWS, flush ceiling w pot lights, laundry with sink, new shingles, SPRAY FOAM INSULATION, EGRESS WINDOWS and secondary electric heating downstairs. Step inside and appreciate the welcoming OPEN CONCEPT, bright main floor with luxury vinyl plank flooring and plenty of storage throughout. You will be instantly drawn to the spectacular, entertainer's dream kitchen featuring stainless-steel appliances, built in microwave, pantry with drawers, granite counters with plenty of room at the breakfast bar to enjoy your morning coffee. Beyond the kitchen through the SLIDING BARN DOORS and overlooking the backyard is a great space that is currently being used as the living room. Other uses could be a dining room, a main floor office or another bedroom. At the front of the home, the dining room overlooking the front yard. This extra-large space could be transformed into your living room/dining room combo. Off the Kitchen 2 large bedrooms and a 4-piece bathroom. Also, off the kitchen and OPEN TO THE BASEMENT, the back entrance with plenty of storage space which includes a WELL THOUGHT OUT STYLISH DESIGN to store all your outdoor clothing along with many other items. Venturing downstairs an inviting extra-large recreation/family room completed with the same high-end finishings ...

Bedroom 13.67 Ft x 9.83 Ft

Recreational, Games room 13.67 Ft x 29.25 Ft

4pc Bathroom 9.75 Ft x 6.25 Ft

Laundry room 8.83 Ft x 9.67 Ft

Furnace 5.50 Ft x 9.08 Ft

Living room 11.33 Ft x 17.58 Ft

Dining room 16.42 Ft x 14.25 Ft

Primary Bedroom 15.33 Ft x 9.67 Ft

Bedroom 12.00 Ft x 10.58 Ft

4pc Bathroom 8.50 Ft x 6.33 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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

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

Kitchen 12.33 Ft x 16.33 Ft