



## 321 Powell Street Cochrane Alberta

\$699,000

A Must-See Custom-Built Two-Story Home with Upgrades Galore! This beautiful home features Tigerwood hardwood, travertine, and honed slate flooring, along with 9 ft ceilings throughout that provide ample natural light. The kitchen, plant ledges, and bathrooms are adorned with concrete countertops, while the cabinets are custom-built cherry-stained alder. Stainless steel appliances, including a wall oven and gas cooktop, complete the look. The living room has a cozy gas fireplace, and the den on the main level can double as an additional bedroom. The home is equipped with a double-detached garage (20x25) at the rear with 220 wiring, while the cedar deck with wood rails is perfect for entertaining with the south-facing yard and beautiful outdoor kitchen/BBQ area. The Low E windows offer energy efficiency, and the in-floor heat from the boiler system ensures warmth during colder months. The upper level boasts a mountain view from the primary room and the second bedroom. Additionally, there are three full baths, with the master ensuite featuring a Jacuzzi tub. The yard has mature landscaping, acrylic stucco siding with rundle rock, and a flagstone sidewalk that enhances the curb appeal. The basement is partially finished with drywall completed, with only flooring and finishing touches remaining. The space is ready for a good-sized bedroom, living area, and a half bath. It is also plumbed for in-floor heat and is ready to be hooked up. Located near downtown, all amenities, and a quick commute to NW Calgary, this home is a must-see to appreciate all the attention to detail. (id:6769)

Family room 15.25 Ft x 20.67 Ft  
 Bedroom 11.08 Ft x 14.50 Ft  
 Other 4.25 Ft x 5.00 Ft  
 Living room 13.17 Ft x 17.00 Ft  
 Dining room 11.50 Ft x 12.00 Ft  
 Kitchen 12.08 Ft x 15.42 Ft  
 Den 8.83 Ft x 13.08 Ft

Laundry room 6.00 Ft x 10.00 Ft  
 4pc Bathroom 5.00 Ft x 10.00 Ft  
 Primary Bedroom 14.25 Ft x 17.00 Ft  
 Bedroom 10.33 Ft x 11.67 Ft  
 Bedroom 11.00 Ft x 11.67 Ft  
 4pc Bathroom 9.00 Ft x 8.33 Ft  
 4pc Bathroom 7.83 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://www.kendrawatt.com>



See

**Mirror**

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

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