



## 413 River Avenue Cochrane Alberta

\$445,000

If you're in search of the ideal cozy home, this could be the one. Nestled in the heart of Cochrane, it's a stone's throw from all the downtown amenities, including coffee shops, restaurants, shopping, and trails leading to an off-leash dog area and natural surroundings. Everything is within walking distance, including the Colt bus line, ensuring convenience at your doorstep. The morning sunbathes the kitchen/living room in warmth, setting the tone for the day. The open floor plan offers plenty of room to relax and savor the fireplace during the chilly months. Upstairs, three bedrooms await, complete with a full ensuite and an additional 4-piece bathroom. The basement presents a blank canvas for your developmental ideas to expand your living space. The home has been enhanced with Hunter Douglas blinds, screen doors, a gas fireplace, and electrical wiring in the basement for potential future development. (id:6769)

Kitchen 9.67 Ft x 10.67 Ft

Dining room 9.67 Ft x 7.00 Ft

Living room 9.33 Ft x 18.25 Ft

2pc Bathroom Measurements not available

Primary Bedroom 10.75 Ft x 14.25 Ft

Bedroom 9.50 Ft x 10.67 Ft

Bedroom 9.17 Ft x 12.17 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**Mirror**

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