



## 416 1 Street Cochrane Alberta

\$499,900

This beautifully charming 3-bedroom home is set on a spacious 10,000sq ft lot, perfect for family living and in a great central location, close to all amenities Cochrane has to offer. It features a single car garage and a cozy front porch. An addition was built in 2000, giving you 1265 sq ft of living space and offering in-floor heating, an extra bedroom, and a dining room that leads out onto a patio with a recently built pergola from last year. Upon entering, you are greeted by the living area. This area also includes a good-sized bedroom. The kitchen, with a window overlooking the garden, is equipped with new Whirlpool appliances installed in the past few years. A few steps down, you will find a lovely breakfast bar and large dining room with vaulted ceiling. The vaulted ceiling continues into the primary bedroom, which includes a 3-piece ensuite and a laundry room with newer Samsung washer and dryer. Off the kitchen is an office, which can also be used as a bedroom. A hatch opens to steps leading down to the basement and the furnace, providing space for a home gym, office, or craft room, with plenty of potential. A new water tank was installed 5 years ago. The exterior of the home is equally impressive, with gardens and lawns on all four sides, Saskatoon and raspberry bushes, and vegetable boxes for home-grown produce. There is a barn-style garden shed and a wonderfully peaceful front yard with mature trees. The deck, built 5 years ago, features a privacy screen. The front porch is a perfect spot to spend your time, you won't want to leave. Tennis Courts are located right opposite, and you are a short walk to downtown Cochrane, which has so much to offer in the way of Shopping, eating out, schools, Walking paths so much more. Don't miss out on this quaint home--book your viewing today! (id:6769)

Furnace 14.33 Ft x 21.92 Ft  
 Primary Bedroom 11.25 Ft x 12.83 Ft  
 Laundry room 4.00 Ft x 5.67 Ft  
 3pc Bathroom 5.75 Ft x 7.67 Ft  
 Dining room 11.25 Ft x 18.83 Ft  
 Kitchen 13.42 Ft x 12.25 Ft  
 4pc Bathroom 4.42 Ft x 10.17 Ft

Bedroom 10.08 Ft x 10.75 Ft  
 Other 5.67 Ft x 3.08 Ft  
 Other 7.75 Ft x 3.42 Ft  
 Living room 12.67 Ft x 15.50 Ft  
 Bedroom 9.83 Ft x 12.00 Ft  
 Other 4.00 Ft x 3.17 Ft

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

Listing Presented By:



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**Mirror**

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