



# 112 Baird Avenue Cochrane Alberta

\$639,800

30x36 DETACHED HEATED SHOP | RV PARKING | NEWLY RENOVATED BUNGALOW | This incredible 30x36 heated shop features high ceilings, a 9' overhead door, and 220V power. Whether you're pursuing hobbies, needing extra storage, or considering additional income opportunities, this space offers versatility and convenience. The shop also comes with a beautifully updated 4-bedroom bungalow. Spacious main level features knockdown ceilings adorned with crown moulding, new oak hardwood flooring, complemented by freshly painted light grey walls that enhance the natural light from the new Jelden windows. Updated kitchen with refinished hardwood flooring & plenty of counter space and storage. New vinyl flooring in the three bedrooms on main floor, including the primary suite, which has its own updated ensuite. Private entrance into the finished basement expands the living space with an additional bedroom, a three-piece bathroom, a large rec room, and a convenient laundry area. Secluded front yard offers amazing privacy with its mature hedge fence, and recent backyard makeover provides the perfect place to unwind. The stone patio surrounded by low-maintenance landscaping is the perfect spot for relaxation and outdoor gatherings. Property also features new doors and hardware. 50 Gallon Water Tank (2020), roof shingles replaced 2017, and a regularly serviced furnace. Property is located in the highly walkable and mature neighbourhood of Cochrane's East End. It is close to pickle ball courts, playgrounds, shopping, Schools, and more! Seller motivated - bring offers! Book your showing today to find out why Living in Cochrane is Loving where you Live! (id:6769)

3pc Bathroom 7.33 Ft x 5.33 Ft  
Bedroom 12.75 Ft x 8.83 Ft  
Recreational, Games room 18.67 Ft x 37.92 Ft  
Furnace 16.67 Ft x 19.67 Ft  
4pc Bathroom 8.00 Ft x 5.08 Ft  
Bedroom 12.75 Ft x 5.75 Ft

2pc Bathroom 4.42 Ft x 5.08 Ft  
Bedroom 12.75 Ft x 9.58 Ft  
Dining room 13.25 Ft x 8.00 Ft  
Kitchen 14.33 Ft x 11.92 Ft  
Living room 12.00 Ft x 19.58 Ft  
Primary Bedroom 13.00 Ft x 9.83 Ft

Listing Presented By:



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