



# 266 CHINOOK DRIVE- COCHRANE AB

## 266 Chinook Drive Cochrane Alberta

\$1,050,000

\*\*\* Please watch the YouTube video to better understand how incredible this lot is \*\*\* ONE OF THE BEST LOTS IN COCHRANE | OVER A 1/4 ACRE | BACKING ONTO COCHRANE RANCH | Welcome to 266 Chinook Drive, arguably one of the best lots in all of Cochrane, now available for the first time on the market. This original owner, one-of-a-kind property is everything you have been looking for and more. Situated on a massive corner lot and backing onto Cochrane Ranch, you need to see this location in person to truly appreciate it. The home features over 3,000 SQ/FT of developed living space and has been immaculately cared for since it was new. As you enter the house, you are greeted by soaring vaulted ceilings, with natural light flooding the entire level. The main floor features a formal dining area, a large living room, a massive kitchen with updated granite counters and stainless steel appliances, and a large breakfast nook overlooking the incredible yard. The family room, centred around a beautiful gas fireplace, offers ample room for the entire family to sit back and enjoy the views of the yard or cozy up for a games night around the fireplace. This level also includes a convenient laundry room, a 2 pc powder room, access to the oversized double garage with epoxy floors, and direct access to the multiple outdoor decks and patios. The upper level features a 12x17 primary bedroom with more views of the yard, a fully updated spa-like ensuite, and a large walk-in closet. Additionally, there are two more generously sized bedrooms and a 4pc bathroom, perfect for any growing family. The fully developed basement features a sizable family/games room with a dry bar and 4th bedroom with attached office space--indeed a teenager's dream setup--along with a 4pc bathroom and ample storage space. The yard is what truly makes this home unique, with almost .3 of an acre of land featuring nume...

4pc Bathroom Measurements not available  
Bedroom 8.92 Ft x 9.42 Ft  
Recreational, Games room 27.08 Ft x 20.25 Ft  
Office 12.58 Ft x 8.83 Ft  
2pc Bathroom Measurements not available  
Breakfast 11.42 Ft x 10.08 Ft  
Dining room 9.42 Ft x 14.42 Ft  
Family room 15.25 Ft x 16.33 Ft

Kitchen 16.50 Ft x 11.00 Ft  
Laundry room 7.17 Ft x 5.08 Ft  
Living room 18.75 Ft x 13.58 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Bedroom 14.25 Ft x 16.42 Ft  
Bedroom 9.92 Ft x 11.67 Ft  
Primary Bedroom 12.00 Ft x 17.42 Ft

Listing Presented By:



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