



## 412 1 Street Cochrane Alberta

\$750,000

Discover endless possibilities with this delightful 4-bedroom, 2-bathroom bungalow situated on one of the largest residential lots in Cochrane! Spanning .53 acres (over 23,000 square feet), this property offers an exceptional opportunity to create your dream home or investment. With a massive garden already in place for those with a green thumb, this property provides ample space for a variety of uses, from developing a secondary or backyard suite to establishing a thriving bed and breakfast (all subject to approval and permitting by the city)! Conveniently located close to downtown Cochrane, this home is within easy reach of schools, shops, and amenities, making it perfect for families and professionals alike. The expansive lot is ideal for those who enjoy gardening or creating an in-town oasis filled with trees, plants, and beautiful landscaping. The bungalow features four comfortable bedrooms and two well-appointed bathrooms, along with an illegal suite in the basement, offering a cozy and inviting living space with excellent potential for future development or as a revenue-generating investment. Don't miss this rare chance to own a property with such vast potential in the heart of Cochrane. Embrace the possibilities and make this charming bungalow your own. Call today to schedule a viewing and explore all that this unique property has to offer! (id:6769)

Laundry room 10.92 Ft x 8.00 Ft

Recreational, Games room 21.92 Ft x 18.33 Ft

Furnace 11.25 Ft x 5.42 Ft

Bedroom 11.42 Ft x 6.92 Ft

4pc Bathroom 7.58 Ft x 4.42 Ft

Kitchen 13.75 Ft x 11.42 Ft

Living room 13.58 Ft x 12.25 Ft

Primary Bedroom 11.42 Ft x 9.92 Ft

Bedroom 11.92 Ft x 7.92 Ft

Bedroom 11.42 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 21.92 Ft x 9.83 Ft

Listing Presented By:



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CIR Realty

<http://jamesowens.alberta.cirrealty.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)