



## 70 Cochrane Crescent Cochrane Alberta

\$1,100,000

Welcome to this one of a kind luxury estate property on a MASSIVE 0.28 ACRE LOT that is perfectly positioned with stunning SOUTHWEST BACKING PANORAMIC VIEWS overlooking the Bow Valley, Cochrane & the Rocky Mountains - the PRIVACY, views & sunsets that this property offers is Cochrane's best! With incredible craftsmanship throughout, the entire home was redesigned in 2012, rocking 5 bedrooms, 3 bathrooms, a triple tandem heated garage with epoxy flooring & over 3300 sq ft of developed living space. Upon entry to the home you'll be blown away with the amount of natural sunlight on the main floor that flows seamlessly throughout, perfectly complementing the stunning vaulted ceilings with a flat finish, recessed lighting & generous open concept layout. The custom kitchen boasts a grand aluminium island surrounded by high end stainless steel appliances, a pantry & bright white cabinetry. Adjacent is the large dining room with more built in cabinetry & the industrial style living room with a double sided fireplace. Step outside through the large patio doors onto the composite deck to take in one of the largest backyards in Cochrane that is truly a dream for anyone who enjoys the outdoors or entertaining! The upstairs primary bedroom has an executive feel with two walk-in closets, a well laid out ensuite bathroom with barn doors, a large shower including a steam shower AND of course the primary bedroom comes with more stunning mountain views. On the upper levels you'll be pleased to find three additional large bedrooms, a super cool art studio space & another full bathroom with a dual sink vanity. The lower level with a walk-up door entrance to the backyard features a gas fireplace in the family room, laundry area with a sink, the 5th bedroom & another full bathroom. Don't lift a finger because when this home was redesigned in 2012 it also received new spray foam insulati...

Family room 15.33 Ft x 12.67 Ft

Other 12.00 Ft x 11.75 Ft

Laundry room 12.00 Ft x 4.00 Ft

Bedroom 12.67 Ft x 11.50 Ft

3pc Bathroom 7.92 Ft x 7.75 Ft

Storage 9.08 Ft x 7.92 Ft

Dining room 12.42 Ft x 9.50 Ft

Bedroom 12.42 Ft x 12.17 Ft

Other 6.17 Ft x 3.17 Ft

Bedroom 11.92 Ft x 11.58 Ft

Other 5.75 Ft x 3.58 Ft

Loft 5.92 Ft x 5.33 Ft

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

Listing Presented By:



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**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)

**Furnace** 11.50 Ft x 9.33 Ft

**Living room** 14.50 Ft x 14.17 Ft

**Foyer** 9.75 Ft x 4.92 Ft

**Kitchen** 17.50 Ft x 12.17 Ft

**5pc Bathroom** 12.42 Ft x 4.92 Ft

**Primary Bedroom** 14.75 Ft x 14.25 Ft

**Other** 10.00 Ft x 7.00 Ft