



348 Powell Street Cochrane Alberta

\$699,000

OPEN HOUSE Sunday Dec.21 from 2pm - 4pmWelcome to this beautifully renovated 4-bedroom, 3-bathroom home, ideally located within walking distance to the coffee/ice cream shops, dining, and amenities of downtown Cochrane. Thoughtfully updated from top to bottom, this property offers exceptional versatility, comfort, and excellent income potential with a basement kitchen, featuring a separate entrance. Recent upgrades include a fully renovated kitchen and bathrooms, new flooring, fresh paint, updated light fixtures, a newer roof, hot water tank, furnace, and Jeld-Wen windows and doors. The developed basement features new carpet and paint, along with a wet bar/kitchenette—ideal for a rental or extended family living. The basement was previously rented for \$1200/month. The main level showcases an open-concept design with impressive 14' vaulted ceilings and a wood-burning fireplace at the center of the home, creating a warm and inviting focal point. The updated kitchen offers newer cabinetry, granite countertops, and stainless-steel appliances. Main Floor Laundry adds everyday convenience. The primary bedroom is also conveniently located on the main level and features a walk-through closet, 3-piece ensuite and French door leading to the back yard. Upstairs, you'll find two additional bedrooms with generous storage, an open office area, and a 4-piece bathroom. The private backyard is perfect for entertaining and relaxing, featuring an oversized deck with pergola, a large yard, and an impressive oversized 24' x 24' double garage with 10' ceilings and in-floor heating. Just steps from the Tim Bannister Memorial Ice Rink and within walking distance to Cochrane Christian Academy, Cochrane Valley Montessori School, and Rocky View School, this move-in-ready home offers an outstanding combination of location, upgrades, and income potential. (id:6769)

4pc Bathroom 5.67 Ft x 7.92 Ft

Bedroom 10.00 Ft x 11.67 Ft

Bedroom 9.92 Ft x 11.58 Ft

Other 12.75 Ft x 1.08 Ft

Other 13.25 Ft x 1.00 Ft

4pc Bathroom 7.67 Ft x 12.00 Ft

Laundry room 11.17 Ft x 7.00 Ft

Recreational, Games room 17.83 Ft x 14.08 Ft

Furnace 5.83 Ft x 10.42 Ft

Other 7.17 Ft x 9.17 Ft

3pc Bathroom 4.92 Ft x 7.58 Ft

Dining room 9.58 Ft x 14.00 Ft

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Listing Presented By:



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Bedroom 16.75 Ft x 10.25 Ft

Other 7.08 Ft x 15.33 Ft

Kitchen 16.42 Ft x 11.42 Ft

Living room 16.75 Ft x 16.58 Ft