



BOREAL REAL ESTATE LTD., Brokerage

## 427 Third Street Cochrane Ontario

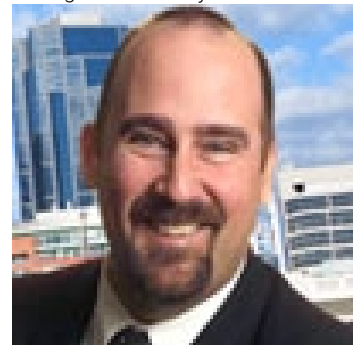
\$249,900

Discover all the charm and convenience this delightful 920 sq/ft bungalow has to offer! Featuring on the main floor an open concept kitchen/living room, two spacious bedrooms, one full bathroom, a 3 season sunroom and an 11.6x21.6 carport. The basement consists of a large rec room, office, furnace room/laundry room combination and a 3PC bathroom. This home is perfectly situated in the heart of Cochrane, ensuring you're never far from the town's amenities and attractions. The sale of this home comes complete with all the essentials, including a fridge, stove, dishwasher, washer, dryer, a small freezer in the basement, and all window treatments. The home has received numerous updates to enhance its functionality and efficiency, including a new rental hot water tank (2014), shingles (2015), weeping tiles (2015), and all windows (2016). The furnace and duct sealing were updated in 2016. The deck was added in 2016, and two wooden patios were constructed in 2022 and another in 2024, providing a perfect outdoor retreat. The electrical system was upgraded with a 200-amp breaker panel in 2019. For added comfort and energy efficiency, rigid insulation was installed around the house in 2021, and a partially fenced side yard was added in 2022. This lovingly maintained property offers an ideal opportunity for those seeking a charming starter home or a cozy retirement haven. (id:6769)

Recreational, Games room 8.56 m X 4.45 m  
Office 3.29 m X 2.47 m  
Bathroom 2.84 m X 1.76 m  
Laundry room 3.91 m X 3.45 m  
Kitchen 4.66 m X 4.3 m

Living room 4.66 m X 4.38 m  
Bathroom 2.88 m X 1.86 m  
Primary Bedroom 3.65 m X 2.95 m  
Bedroom 2 3.38 m X 2.92 m  
Sunroom 5.1 m X 2.37 m

Listing Presented By:



Originally Listed by:  
BOREAL REAL ESTATE LTD.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca