



# 69 Carolina Drive Cochrane Alberta

\$569,000

Great Investment Opportunity in Cochrane! This charming bungalow on Carolina Drive is an ideal revenue property in a prime location. Situated on a quiet street with mature trees, it's close to amenities and a large park with two playgrounds. The property features a legal suite. The main floor offers three bedrooms, including a primary bedroom with an ensuite. A cozy fireplace adds warmth and charm to the main living area. The lower level has two bedrooms, providing ample living space for tenants. Each floor offers privacy with no access between the main floor and the lower level, ensuring separate living spaces. Both the upper floor and lower level have private laundry facilities and their own patio areas, with a large, shared fenced backyard providing additional outdoor space. Parking is convenient with two tandem off-street spaces for each. Some of the renovations include new flooring, paint, and appliances. The property also boasts a newly installed high-efficiency furnace in 2012 and a new roof in 2021. Whether you're looking to generate rental income or live on one floor and rent out the other, this property offers great flexibility and potential. Schedule a viewing today to explore this fantastic investment opportunity! More photos will be available after July 31st. (id:6769)

- Bedroom 10.33 Ft x 9.33 Ft
- Bedroom 11.50 Ft x 9.58 Ft
- Dining room 13.33 Ft x 8.08 Ft
- Living room 19.67 Ft x 11.92 Ft
- Kitchen 14.42 Ft x 8.42 Ft
- 2pc Bathroom 4.92 Ft x 4.33 Ft
- Primary Bedroom 12.92 Ft x 10.08 Ft
- 4pc Bathroom 8.17 Ft x 4.92 Ft

- Laundry room 2.92 Ft x 2.75 Ft
- Bedroom 12.67 Ft x 8.75 Ft
- Kitchen 12.42 Ft x 8.42 Ft
- Living room 13.08 Ft x 11.42 Ft
- 3pc Bathroom 9.33 Ft x 5.58 Ft
- Bonus Room 14.25 Ft x 8.92 Ft
- Bedroom 10.83 Ft x 8.75 Ft
- Laundry room 7.42 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.candacehendrickson.com/>

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