



# 701 Highway 652 Highway Cochrane Ontario

\$524,900

Located just 1 km from town, this inviting country bungalow offers the perfect balance of rural living with the convenience of nearby amenities. The main floor features a bright open-concept kitchen and living area, creating a comfortable space for everyday living and entertaining. You'll also find a 4-piece bathroom with soaker tub , a spacious primary bedroom, and an additional bedroom on this level. The fully finished lower level adds more functional space with an additional bedroom, bonus room, office space, a rec room area, a 3-piece bathroom with laundry, and plenty of storage. Outside, the property features a heated 30x30 garage, providing ample space for vehicles, storage, and year-round projects. The standout feature, however, is the large industrial-size shop. Whether you're looking for space to operate a home-based business, generate rental income, or simply enjoy your hobbies with room to spare, this versatile shop offers endless possibilities. Zoned M1, this property provides a unique opportunity for both residential living and permitted business use in one convenient location. (id:6769)

Bathroom 3.84 m X 2 m

Utility room 2.16 m X 1.95 m

Bedroom 3 3.24 m X 2.83 m

Other 3.52 m X 2.73 m

Recreational, Games room 4.75 m X 3.15 m

Foyer 2.27 m X 2.05 m

Kitchen 5.91 m X 2.41 m

Living room 6.04 m X 3.47 m

Dining room 3.36 m X 2.22 m

Bathroom 4.74 m X 2.41 m

Primary Bedroom 4.54 m X 3.14 m

Bedroom 2 2.56 m X 2.81 m

Listing Presented By:



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REVEL REALTY INC.

**RE/MAX Realty Professionals**

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

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