



THE
A-TEAM

**RE/MAX
FIRST**

116 BAIRD Avenue, Cochrane T4C 1C7

MLS®#: **A2144633**

Area: **East End**

Listing Date: **06/26/24**

List Price: **\$819,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1975**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,492**
Low Sqft:
Ttl Sqft: **1,492**

DOM

6

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Level,Many Trees,Private,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Private Yard**

Construction: **Cement Fiber Board,Concrete**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 8`4"
Bedroom	Main	12`10" x 7`11"
Kitchen	Main	10`1" x 17`5"
Mud Room	Main	12`6" x 5`6"
3pc Bathroom	Basement	9`1" x 9`3"
Bedroom	Basement	12`0" x 11`3"
Storage	Basement	12`9" x 23`0"

Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 9`7"
Bedroom	Main	9`6" x 8`4"
Living Room	Main	15`4" x 21`1"
Bedroom - Primary	Main	21`4" x 18`3"
Bedroom	Basement	12`0" x 10`11"
Game Room	Basement	23`9" x 20`2"
Furnace/Utility Room	Basement	4`1" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410434

Zoning:
R-LD

Remarks

Pub Rmks:

Welcome to this impeccably renovated and updated bungalow nestled in the heart of Cochrane. Boasting 5 bedrooms and 3 bathrooms across its spacious floor plan (Approx 2800 Sqft livable space), this home offers a fully finished basement that includes a large recreation room ideal for both family gatherings and a children's play area. The main floor features a completely remodeled kitchen with an upgraded gas stove, granite countertops, and a sprawling island, perfect for culinary enthusiasts. The inviting living room, complemented by a cozy fireplace, and generously sized bedrooms enhance the home's warmth and comfort. A luxurious European-inspired primary suite provides a serene retreat with its elegant design and modern amenities, including a master ensuite with dual sinks and a rejuvenating steam shower. Recent upgrades such as a new roof, windows, and Hardie Board exterior ensure both durability and low maintenance, while new electrical and plumbing systems, along with a Rinnai hot water system, offer modern convenience. Outdoor enthusiasts will appreciate the property's three garage spaces, including a 2-bay detached heated garage/workshop with negotiable car lift and 220v service, alongside ample storage in both garages and the laundry room. Conveniently located near downtown Cochrane, residents can enjoy leisurely walks to local favorites like MacKay's Ice Cream or play tennis or pickleball at the nearby courts. The community recreation facility, steps away, boasts an indoor track and soccer field, premium aquatics center, wave pool, and indoor water slide, 3 hockey rinks...perfect for family entertainment. Additionally, the home's proximity to the scenic Bow River, K-12 schools, and easy access to downtown Calgary and the mountains make it an ideal blend of convenience and lifestyle. Centrally situated and close to all amenities, this beautiful bungalow seamlessly combines vintage charm with modern upgrades. Don't miss out on the opportunity to make this your new home!

Inclusions:
Property Listed By:

n/a
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











