



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**412 1 Street, Cochrane T4C 1C7**

MLS®#: **A2146816**

Area: **East End**

Listing Date: **07/04/24**

List Price: **\$750,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **1954**  
Lot Information  
Lot Sz Ar: **23,086 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **906**  
Low Sqft:  
Ttl Sqft: **906**

DOM

**74**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Refrigerator,Window Coverings**  
Int Feat: **No Smoking Home,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 11`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 7`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`11" x 8`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`11" x 18`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`3" x 5`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 6`11"</b>

**4pc Bathroom**

**Basement**

**7`7" x 4`5"**

**Balcony**  
Legal/Tax/Financial

**Main**

**21`11" x 9`10"**

Title:

**Fee Simple**

Legal Desc:

**4810L**

Zoning:

**R-LD**

Remarks

Pub Rmks:

**Discover endless possibilities with this delightful 4-bedroom, 2-bathroom bungalow situated on one of the largest residential lots in Cochrane! Spanning .53 acres (over 23,000 square feet), this property offers an exceptional opportunity to create your dream home or investment. With a massive garden already in place for those with a green thumb, this property provides ample space for a variety of uses, from developing a secondary or backyard suite to establishing a thriving bed and breakfast (all subject to approval and permitting by the city)! Conveniently located close to downtown Cochrane, this home is within easy reach of schools, shops, and amenities, making it perfect for families and professionals alike. The expansive lot is ideal for those who enjoy gardening or creating an in-town oasis filled with trees, plants, and beautiful landscaping. The bungalow features four comfortable bedrooms and two well-appointed bathrooms, along with an illegal suite in the basement, offering a cozy and inviting living space with excellent potential for future development or as a revenue-generating investment. Don't miss this rare chance to own a property with such vast potential in the heart of Cochrane. Embrace the possibilities and make this charming bungalow your own. Call today to schedule a viewing and explore all that this unique property has to offer!**

Inclusions:

**NONE**

Property Listed By:

**CIR Realty**

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