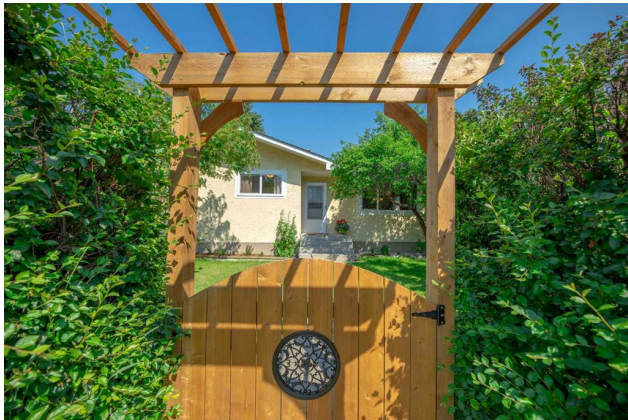


**112 BAIRD Avenue, Cochrane T4C 1C7**

MLS®#: **A2148510** Area: **East End** Listing Date: **07/12/24** List Price: **\$639,800**  
 Status: **Active** County: **Rocky View County** Change: **-\$7k, 31-Aug** 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: **1,164**  
 Low Sqft:  
 Ttl Sqft: **1,164**

DOM

**66**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Level**  
 Park Feat: **220 Volt Wiring,Garage Faces Rear,Heated Garage,Oversized,Rear Drive,RV Access/Parking,Triple Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 5`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`9" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 8`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 19`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 9`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`4" x 5`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 8`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`8" x 37`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`8" x 19`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7410434**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**30x36 DETACHED HEATED SHOP | RV PARKING | NEWLY RENOVATED BUNGALOW | This incredible 30x36 heated shop features high ceilings, a 9' overhead door, and 220V power. Whether you're pursuing hobbies, needing extra storage, or considering additional income opportunities, this space offers versatility and convenience. The shop also comes with a beautifully updated 4-bedroom bungalow. Spacious main level features knockdown ceilings adorned with crown moulding, new oak hardwood flooring, complemented by freshly painted light grey walls that enhance the natural light from the new Jelden windows. Updated kitchen with refinished hardwood flooring & plenty of counter space and storage. New vinyl flooring in the three bedrooms on main floor, including the primary suite, which has its own updated ensuite. Private entrance into the finished basement expands the living space with an additional bedroom, a three-piece bathroom, a large rec room, and a convenient laundry area. Secluded front yard offers amazing privacy with its mature hedge fence, and recent backyard makeover provides the perfect place to unwind. The stone patio surrounded by low-maintenance landscaping is the perfect spot for relaxation and outdoor gatherings. Property also features new doors and hardware. 50 Gallon Water Tank (2020), and a regularly serviced furnace. Property is located in the highly walkable and mature neighbourhood of Cochrane's East End. It is close to pickle ball courts, playgrounds, shopping, Schools, and more! Seller motivated - bring offers! Book your showing today to find out why Living in Cochrane is Loving where you Live!**

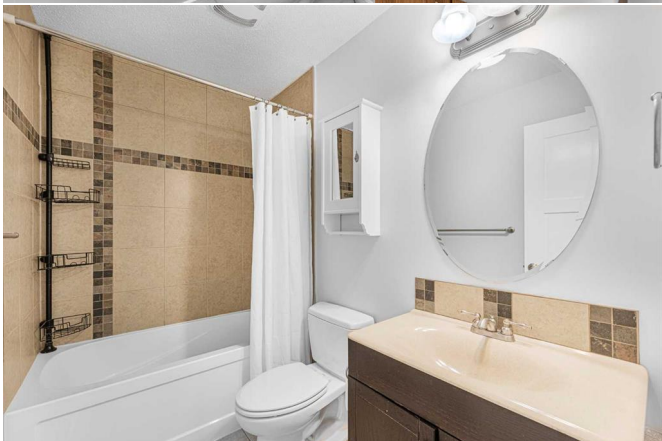
Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

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

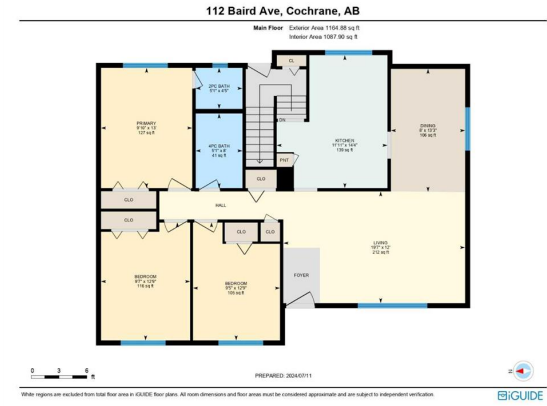












**112 Baird Ave, Cochrane, AB**

**Basement (Below Grade)** Exterior Area 1057.42 sq ft  
 Interior Area 1045.82 sq ft



**112 Baird Ave, Cochrane, AB**

**Detached Garage** Excluded Area 1089.02 sq ft

