



THE
A-TEAM

**RE/MAX
FIRST**

224 ROSS Avenue, Cochrane T4C 0W1

MLS®#: **A2150490**

Area: **East End**

Listing Date: **07/25/24**

List Price: **\$769,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1959**

Finished Floor Area
Abv Sqft: **1,173**
Low Sqft:
Ttl Sqft: **1,173**

DOM

53
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **10,010 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Dog Run Fenced In,Front Yard,Landscaped,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Metal Siding ,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Oven,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 16`4"
Dining Room	Main	16`5" x 14`3"
Bedroom	Main	12`0" x 10`7"
Bedroom	Lower	13`8" x 9`10"
4pc Bathroom	Lower	9`9" x 6`3"
Furnace/Utility Room	Lower	5`6" x 9`1"

Room	Level	Dimensions
Living Room	Main	11`4" x 17`7"
Bedroom - Primary	Main	15`4" x 9`8"
4pc Bathroom	Main	8`6" x 6`4"
Game Room	Lower	13`8" x 29`3"
Laundry	Lower	8`10" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

500AN

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 224 Ross Avenue! Located on a quiet street in East End Cochrane this fabulous FULLY RENOVATED modern bungalow with over 2200 sq ft of living space is perfect for the growing family, retirement or as an investment property. Walking distance to many restaurants, grocery stores, coffee shops, parks and schools. Situated on a 10,000 + square foot CORNER LOT where the possibilities are endless and the potential for redevelopment may be an option A bright, spacious 3-bedroom, 2-bathroom home that can EASILY BE CHANGED INTO a 4- or 5-bedroom home features all NEW 200 amp electrical, plumbing, VINYL WINDOWS, flush ceiling w pot lights, laundry with sink, new shingles, SPRAY FOAM INSULATION, EGRESS WINDOWS and secondary electric heating downstairs. Step inside and appreciate the welcoming OPEN CONCEPT, bright main floor with luxury vinyl plank flooring and plenty of storage throughout. You will be instantly drawn to the spectacular, entertainer's dream kitchen featuring stainless-steel appliances, built in microwave, pantry with drawers, granite counters with plenty of room at the breakfast bar to enjoy your morning coffee. Beyond the kitchen through the SLIDING BARN DOORS and overlooking the backyard is a great space that is currently being used as the living room. Other uses could be a dining room, a main floor office or another bedroom. At the front of the home, the dining room overlooking the front yard. This extra-large space could be transformed into your living room/dining room combo. Off the Kitchen 2 large bedrooms and a 4-piece bathroom. Also, off the kitchen and OPEN TO THE BASEMENT, the back entrance with plenty of storage space which includes a WELL THOUGHT OUT STYLISH DESIGN to store all your outdoor clothing along with many other items. Venturing downstairs an inviting extra-large recreation/family room completed with the same high-end finishings and the best part - all three windows are oversized providing a bright space. Enjoy movie night, set up the games table or allocate a kid's play zone - there are plenty of options for your lifestyle. The spacious 4th bedroom awaits visiting guests, with a convenient full bathroom right outside the door. Finishing off the basement a laundry room with BUILT IN CABINETS, a space to fold laundry and more storage! Outside, the extra-large yard is FULLY LANDSCAPED and surrounded by chain link fence features a double detached garage. An EXPOSED CONCRETE PATIO is the perfect place for warm weather lounging or a cozy place to warm up in front of a campfire in the cool evenings. Currently tenant occupied. This AMAZING PROPERTY COULD BE YOUR next investment or your new HOME~

Inclusions:
Property Listed By:

n/a
CIR Realty

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