



THE
A-TEAM

**RE/MAX
FIRST**

105 COCHRANE Crescent, Cochrane T4C 1Z9

MLS®#: **A2158581** Area: **Cochrane Heights** Listing Date: **08/20/24** List Price: **\$599,999**
 Status: **Pending** County: **Rocky View County** Change: **-\$15k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **1969** Abv Sqft: **1,377**
 Lot Information
 Lot Sz Ar: **5,780 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,377**

DOM

94
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Landscaped,Level,Underground Sprinklers,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`3" x 12`0"	Dining Room	Main	9`5" x 8`1"
Eat in Kitchen	Main	15`7" x 12`7"	Family Room	Main	15`2" x 11`8"
Bedroom - Primary	Main	13`11" x 10`4"	Bedroom	Main	10`3" x 9`0"
Bedroom	Main	11`1" x 9`1"	3pc Ensuite bath	Main	6`7" x 5`8"
4pc Bathroom	Main	9`1" x 4`11"	Exercise Room	Lower	13`0" x 8`8"
Game Room	Lower	13`5" x 12`10"	Bedroom	Lower	11`10" x 9`11"
Bedroom	Lower	12`7" x 7`7"	3pc Bathroom	Lower	9`10" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

603JK

Remarks

Pub Rmks: **Discover the perfect home that fulfills all your desires—upgraded and expanded with beautiful finishings. Situated on a spacious, park-like lot with mature trees, this property is within walking distance of schools (grades 1-12) and downtown. Ideal for discerning buyers. This home features a redesigned kitchen with alder cabinetry, granite countertops, a textured architectural ceiling, plus a convenient breakfast bar. The 4-season sunroom/family room includes in-floor heating and a vaulted cedar ceiling, enhancing the home's functionality. The expansive master bedroom now offers a stunning 3-piece ensuite and a walk-in closet. Upgrades abound, including BRAND NEW carpeting, newer triple pane windows (2 years old in bedrooms), newer roof, paint, baseboards, doors, and lighting. Upgraded electrical panel, radon mitigation. The fully finished lower level includes two additional bedrooms, a 3-piece bath, a family room, and a large storage room that could serve as a den or office. The exterior features newer siding, a porch, deck, and eaves, underground sprinklers, and there's also a double oversized HEATED garage with 9 ft. ceilings. This is a rare offering, just steps from the school.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









