



THE
A-TEAM

**RE/MAX
FIRST**

408 3 Street, Cochrane T4C 1Z6

MLS®#: **A2166878**

Area: **Downtown**

Listing Date: **10/02/24**

List Price: **\$550,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1988**

Lot Information

Lot Sz Ar: **6,501 sqft**
Lot Shape: **50' wide x 130' deep**

Finished Floor Area

Abv Sqft: **1,469**
Low Sqft:
Ttl Sqft: **1,469**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Rectangular Lot**
Park Feat: **Additional Parking,Gravel Driveway,Off Street,On Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	10`3" x 12`0"
Laundry	Main	5`1" x 3`0"
Bedroom - Primary	Main	10`6" x 14`1"
4pc Bathroom	Upper	8`1" x 8`4"
Dining Room	Upper	9`8" x 11`6"
Living Room	Upper	11`2" x 19`9"

Room	Level	Dimensions
Bedroom	Main	10`4" x 13`11"
Living Room	Main	17`7" x 16`11"
Furnace/Utility Room	Main	3`5" x 5`11"
Bedroom	Upper	9`3" x 11`6"
Kitchen	Upper	9`7" x 13`0"
Sunroom/Solarium	Upper	6`9" x 10`11"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **C-HD**

Legal Desc:

2033R

Remarks

Pub Rmks:

ATTENTION COMMERCIAL AND RESIDENTIAL INVESTORS, DEVELOPERS, BUSINESS OWNERS and HOME BUYERS! This is a RARE opportunity to own a MIXED-USE PROPERTY in a perfect location within the Historic Downtown District (C-HD) of Cochrane. This walk-out bungalow is situated on an expansive 50' X 130' (15.23 M X 39.61 M) rectangular lot backing onto greenspace. Absolutely amazing location with High visibility from Bow Valley Trail (Highway 1A), perfect for business exposure or multi-unit dwelling. Permitted/Discretionary Uses for this property are as follows: single-detached dwelling (existing), art studio, business/professional office, child care, community facility, day home, drinking establishment, multi-unit dwelling, eating establishment, education service, government service, financial service, fitness studio, health care office, home occupation, hotel, market, personal service, retail service, temporary commercial service, animal service, bed and breakfast, brewery, winery, distillery, entertainment facility, innovation service, parking facility, and supportive housing! Don't miss out on this incredible opportunity, call today!

Inclusions:

Piano, Compost bin

Property Listed By:

Standard Realty Co.

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











