



THE
A-TEAM

**RE/MAX
FIRST**

204 BAIRD Avenue, Cochrane T4C 1C8

MLS®#: **A2173978**

Area: **East End**

Listing Date: **10/18/24**

List Price: **\$499,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1889**

Lot Information

Lot Sz Ar: **5,770 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Corner Lot**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,981**
Low Sqft:
Ttl Sqft: **1,981**

DOM

34

Layout

Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Chandelier,Laminate Counters,Natural Woodwork,Pantry,Storage,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 13`8"
Dining Room	Main	11`9" x 9`4"
Kitchen	Main	18`2" x 10`6"
Storage	Main	6`2" x 7`2"
Storage	Main	5`0" x 5`11"
Bedroom	Upper	11`9" x 12`5"
Bedroom	Basement	13`2" x 13`11"

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Family Room	Main	17`1" x 13`8"
Mud Room	Main	5`10" x 7`3"
Storage	Main	5`11" x 5`9"
Bedroom - Primary	Upper	11`11" x 20`5"
Bedroom	Upper	11`9" x 12`1"
4pc Bathroom	Basement	0`0" x 0`0"

Den
Laundry

Basement
Third

16`7" x 13`11"
5`0" x 8`6"

Game Room

Basement

25`7" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

3345JK

Remarks

Pub Rmks:

WELCOME HOME TO THIS PIECE OF COCHRANES HISTORY. This is the James Quigley House which holds historical significance for Cochrane. Sit on the front porch and imagine the town as it turned into the 20th Century if you can. This home is loaded with ambience and personality you can see and feel as soon as you enter. A 'parlour' at the front of the house along with a huge family room at the back adjoining the kitchen and dining rooms. There are plenty of storage areas on this level along with a lovely 3pc bath and a great mud room in the corner from the back yard. The upper level features a large primary bedroom on one side of the central hallway with two more on the other side. The finished basement is fully developed and features a COLD ROOM all along one side with In-floor heat in the rest of the basement. A huge den or flex room , a large bedroom, recreation room plus laundry room, 4pc bath, storage and utility rooms completes this level. There is approximately 3150 Sq Ft of finished living space in the home on 3 levels. There is another entry to a huge deck off the family room to access the huge back and side yards. THIS IS A BEAUTIFUL HOME WITH A RICH HISTORY!!

Inclusions:
Property Listed By:

Chandelier
RE/MAX West Real Estate

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







