

**105 Cochrane Crescent  
Cochrane, Alberta**

**MLS # A2158581**



**\$599,999**

<b>Division:</b>	Cochrane Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Underground Sprinklers, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-26-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

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.