

508 Fourth Avenue N
Cochrane, Alberta

MLS # A2215201



\$859,900

Division:	Cochrane Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

This 2-storey Gem Offers a Bright and Welcoming Main Floor Featuring a Functional Kitchen with a Dinette and Formal Dining Room, a Cozy Living Room Overlooking the Beautiful Backyard, a Sunroom, a Front Living Room, and a Main-floor Bedroom — Perfect for Guests or Home Office. Step Outside to Your Huge Backyard and Oversized Deck, Where the Views from the Firepit will Absolutely Blow You Away! Upstairs, You'll find Three Spacious Bedrooms, Including a Private Primary Suite. The Fully Developed Basement Adds Even More Living Space with a Large Family Room, an Additional Bathroom, and Incredible Custom Pantry Storage — Perfect for Keeping Everything Organized. This Home is Packed with Potential and is Ideally Located Close to Schools, Parks, and all the Amenities Cochrane has to Offer. Don't Miss Your Chance to Make These Stunning Views Your Own!