

**2, 116 First Street
 Cochrane, Alberta**

MLS # A2336225



\$299,900

Division:	East End		
Type:	Residential/Other		
Style:	2 Storey		
Size:	916 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Outside, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Dog Run Fenced In, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Soaking Tub		

Inclusions: Blinds, Wall shelving,

ONE OF THE MOST AFFORDABLE TOWNHOMES IN COCHRANE! Ideal for the first-time home buyer, downsizer, or investor! This bright and inviting 2-bedroom, 2-bathroom bungalow-style unit partially below grade offers the perfect blend of comfort, functionality, and location. The open-concept main living space is filled with natural light from the large windows and features a cozy gas fireplace, creating a warm and inviting place to relax and unwind. The bright white kitchen offers plenty of cupboard space, a generous eat-up island, and a timeless neutral palette with warm earthy tones throughout. The thoughtful layout provides two full bathrooms, a shared fenced yard, and two parking stalls. Pet lovers will appreciate the pet-friendly policy, with larger pets up to 65 lbs welcome with board approval. Located in Cochrane's East End, this home offers the perfect blend of convenience, walkability, and small-town charm. Enjoy having everyday amenities just steps from your door, whether you're grabbing coffee, meeting friends for dinner, picking up groceries, or heading over to SLS for recreation and activities. Historic Downtown Cochrane is just one block away, putting local shops, restaurants, markets, and community favorite's right within walking distance. Stop by the charming Farmer's Leaf Market, explore the unique shops along Main Street, or treat yourself to a famous cone from Mackay's Ice Cream. Families will also appreciate having a local K-8 Cochrane school within just one block, making the morning school run an easy one. Tucked along the edge of downtown, you can enjoy a quieter setting while still being close to everything, plus quick access to Highway 1A when you need to get on the road. With its comfortable layout, low-maintenance lifestyle, and highly walkable location, this is a fantastic opportunity for first-time buyers looking to

enter the Cochrane market, downsizers wanting everyday convenience, or investors looking to add a well-located property to their portfolio.