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249 Chinook Drive
Cochrane, Alberta

MLS # A2351199

$849,900

Division:	Cochrane Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Insulate		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, No Neighbours Be		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Slate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-LD
Foundation:	Preserved Wood	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub

Inclusions: Upright freezer, fire pit, swing set and shed

If you are tired of cookie-cutter homes you are going to want to see this one! Welcome to 249 Chinook Drive in Cochrane Heights, where funky meets fabulous in this home that wows as soon as you pull up to the curb. With incredible mountain views , plenty of upgrades, updates and personality around every corner, this one of a kind property is anything but ordinary. Featuring four bedrooms (three up and one down), 2.5 bathrooms, main floor office, fully finished basement, oversized finished and heated garage, fully landscaped and fenced private yard this one ticks all the boxes that really matter. Walking distance to the tri-schools, Downtown Cochrane and surrounded by nature the location couldn't be better! The huge lot is fully landscaped with thoughtful flower beds, large garden shed with lighting, retaining wall, concrete walking path, privacy and fire pit area to gather around on those clear summer nights. The newly built composite deck with upgraded railings is perfect for entertaining, BBQing and enjoying the mountain views. The front porch and balcony create a warm inviting feel giving the home a special place to enjoy the beautiful views with a glass of wine at the end of the day. Inside you will find a nice open concept layout with the chefs kitchen featuring granite counter tops, SS appliances and plenty of counter space that flows seamlessly into the cozy living room with wood burning fireplace, stylish tile surround, gorgeous wood mantel with charming built-in shelves on either side. The charming dining room has views to the backyard and a wall of beautiful built in shelves and cupboards. The front sitting room adds a nice quiet space with views of the front yard. Upstairs you will find soaring wood-clad vaulted ceilings, access to the upper balcony with beautiful Mountain views. The primary bedroom is a true retreat with sunlight pouring in from the many windows

framing the million dollar views. A nicely appointed 5 pc ensuite and walk in closet finish off the bedroom. Also, upstairs you will find a large 4 pc family bathroom, large linen closet and 2 spacious bedrooms. The basement is fully finished with a large rec room area, family room, newly developed 4th bedroom with electric fireplace and walk in closet with more built-in storage. The mechanical room has a work area with storage and the large laundry room has more convenient cupboards for storage and a sink. Recent updates include: Furnace 2025, HWT 2023, Water softener 2020, New roof w solar panels 2023, AC 2019, basement bedroom development with permits 2024, EV wiring in garage 2025, upstairs and back door phantom screens 2025, poly B removed with PEX 2020, upper and lower front decks redone 2020 and back deck was redone 2024. No expense was spared and love was poured into every detail. Book a showing today!

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