



GRASSROOTS
REALTY GROUP

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**508 Fourth Avenue N
Cochrane, Alberta**

MLS # A2215201



\$779,500

| | | | |
|------------------|--|---------------|-------------------|
| 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!