



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**404 William Street  
Cochrane, Alberta**

**MLS # A2219574**



**\$735,000**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Detached, Driveway, Front Drive,		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Hot Tub, Shed, Firewood (negotiable), Black Shelving (negotiable), Blue workbench (Negotiable)

Welcome to this iconic home in Cochrane's charming East End! Situated on a generous lot feeling much larger than 0.35 acres, this property offers ample space and exceptional potential. Located on a corner lot across from the beloved "blue park" and outdoor skating rink, you'll enjoy breathtaking MOUNTAIN VIEWS from both inside and outside the home. The character and charm of this older home shine through, even amidst its many thoughtful updates. With two driveways and abundant parking, this home also qualifies for an accessory suite (pending approval and permit from the Town of Cochrane)—an excellent opportunity for extended family living or future rental income. The property boasts a 23x23 oversized, heated garage with 220V power, and a side driveway perfect for your RV, boat, or other toys. Step inside and you'll find a welcoming main floor featuring a large family room to your left—easily adaptable to a 4th bedroom or home office, adding just under 600sq/ft of additional living space! Just a few steps up, the living room will capture your heart with a large picture window that perfectly frames the stunning views and a new wood-burning fireplace insert for cozy evenings. The kitchen is both functional and stylish, complete with stainless steel appliances—including a gas stove—and designed to let you prep dinner while soaking in the serene surroundings. Step out onto the composite back deck with convenient storage underneath, and take in the gorgeous stone landscaping that adds character and curb appeal. Upstairs, you'll find 3 bedrooms and 2 bathrooms, each enjoying plenty of natural light and mountain views. Notable upgrades include a new roof, updated window coverings, kitchen enhancements, air conditioning, and fresh paint throughout. This is truly a one-of-a-kind property where vintage charm meets modern

living&mdash;a must-see in the heart of Cochrane.