



GRASSROOTS
REALTY GROUP

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**18 Carolina Crescent
Cochrane, Alberta**

MLS # A2229040



\$675,000

Division:	East End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,324 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	2-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: Hot tub, BBQ (gas), Fridge & Freezer in the Shop (Detached Garage), Air Compressor in Shop, Kitchen Table & Chairs

Welcome to 18 Carolina Crescent — located on one of the most charming streets in Cochrane's desirable East End! This spacious bi-level home offers over 2,400 sq ft of living space and a range of exciting possibilities. Whether you're looking for a beautiful family home, a mortgage helper (with potential to legalize a basement suite—pending Town of Cochrane application and approval), or an income property to rent both up and down, this property has you covered. The home features 3 bedrooms on the main level and 1 large bedroom downstairs (with space to create a second if desired). Thoughtful design includes multiple access points: a front entrance, patio doors off the main-level deck, and separate front and rear entrances to the lower level—one through the attached garage and another directly into the lower level. The large, fenced front yard includes a cozy patio area, while the backyard offers a spacious deck with built-in seating, a hot tub, and more fenced outdoor space—perfect for families or entertaining. 23 x 21" shop in the back with alley access is a bonus! Extra Parking? Man Cave? Teen Cave? So many options! Inside, just a few steps up, you'll find a central kitchen with stainless steel appliances and a gas stove. The inviting front living room features a gas-start wood-burning fireplace, and the adjacent dining area opens onto the deck. Down the hall are 3 bedrooms, including the primary suite with a walk-in closet and private 3-piece ensuite. A 4-piece bathroom completes the main level. The lower level boasts a generous family room, a massive bedroom, 3-piece bath, cold storage room, and a central area ready for kitchen development (again, subject to town approval). There's also direct access to both the garage and backyard from this level. Enjoy all that the East End has to offer—easy access to Cochrane's

historic downtown, scenic river paths, parks, schools, and pickleball courts. Plus, you're just 15 minutes to NW Calgary via Highway 1A. This home must be seen in person to fully appreciate its potential and spacious layout. Book your showing today!