



GRASSROOTS
REALTY GROUP

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**19 Benchlands Place
Cochrane, Alberta**

MLS # A2236878



\$595,000

Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Second washer and dryer/ Second dishwasher/ Second hood fan/ Cooktop/ Microwave in basement/ Second refrigerator

OPEN HOUSE THIS SATURDAY, JUNE 12TH, FROM 1-4PM INVESTMENT ALERT: Detached Bungalow in East End Cochrane. Welcome to this charming and well-maintained detached bungalow, ideally located in the desirable East End of Cochrane. Backing onto peaceful rolling green hills, this property offers both a tranquil setting and unbeatable convenience—just a short walk from Historic Downtown Cochrane with its vibrant selection of restaurants, cafés, and unique local shops. This home offers excellent potential for homeowners and investors alike, featuring a fully developed (illegal) basement suite complete with its own private entrance, kitchen, laundry, and a full four-piece bathroom. The setup makes it an ideal opportunity for multigenerational living or rental income. As you enter through the front door, you're greeted by a spacious and welcoming front foyer that opens to a bright living room on one side and a formal dining area on the other. The adjacent kitchen is clean, well maintained, and offers ample cabinet space—perfect for any cooking enthusiast. The main level includes three comfortable bedrooms, along with one and a half bathrooms, offering plenty of space for a growing family or guests. Downstairs, the basement suite includes a cozy family room, one bedroom, a full bathroom, and its own laundry, allowing for fully independent living. Surrounded by green space and conveniently close to schools, parks, and commuter routes, this property combines peaceful living with easy access to daily amenities. Whether you're searching for a forever home, a mortgage helper, or a smart addition to your investment portfolio, this bungalow is a must-see. Don't miss out on this incredible opportunity—book your private showing today! NEW UPGRADE INCLUDE: New Furnace in 2024/ newer appliances/ new egress

window in basement bedroom/ wired smoke detectors.