



GRASSROOTS
REALTY GROUP

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42210 Cochrane Lake W
Cochrane, Alberta

MLS # A2242717



\$1,599,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,704 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Garage Door Opener, Gravel Driveway, Triple Garage Attached | | |
| Lot Size: | 7.02 Acres | | |
| Lot Feat: | Landscaped, Triangular Lot, Views | | |

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|--------------------|--|-------------------|---------------|
| Heating: | Central, In Floor, Natural Gas | Water: | Cistern, Well |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-RUR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: None

Seven acres total with 2 acres of beautifully landscaped yard & a gorgeous, custom built, 3-bedroom home with spectacular mountain views. Original owners! 5 acres of fenced, grass land ideal for horses & lots of space to build a barn! This home has a total living space of 2400+ square feet with the developed walk out basement. Hardwood floors throughout the main floor, crown mouldings & coffered ceilings, many windows providing plenty of natural light, in-floor heating, central vac system, and an abundance of closets and storage space. Landscaping is breathtaking with trees, shrubs, 2 ponds connected by dry creek and waterfall. A rock wall and firepit area. From the driveway you are welcomed by a beautiful patio facing east where you can enjoy your morning coffee. Up a few steps is the doorway entering into an expansive foyer with a stairwell to the lower level. To the right, takes you to the 2-pce powder room. Past that is the laundry room with 2 closets plus cupboards. From here it takes you to the attached 3-car garage with in-floor heating and central vac. To the left of the foyer, you will enter a beautiful, spacious living room. The large west facing window features silhouette blinds. Off the living room towards the back of the home is the kitchen ideal for the gourmet chef. One side of the kitchen is a lovely breakfast bar with windows facing east. There are numerous cream-colored cupboards, drawers, & pantry. In the center of the kitchen is an 8ft long granite island with a bar sink and garburator. The very large dining room can host a 10-seat dining room table. The turret windows to the south allows for a great view of the outdoors. The dining room has roller blinds & French doors out to the west facing deck. The primary bedroom hosts a window with silhouette blinds, French doors/retractable screen door onto the west facing deck, a walk-in closet & the

ensuite has skylights, 2 vanities with sinks, a jetted tub & separate shower. On the lower level there are 2 bedrooms & a four piece bath. There is a TV/entertainment room plumbed for bar/kitchen. The very large office/craft & sewing room perfect for an office and hobbies. The main family/recreation room area is very spacious with sliding doors to the walkout patio. The 40x44 shop is perfect for mechanic in the family or car enthusiast with floor plumbed for in-floor heating, waterline & gas, & a 12x40 mezzanine floor which is great for storage. This is a beautiful property with mountain views and plenty of open space. Call your favourite Realtor to view this property and check out the virtual tour.