

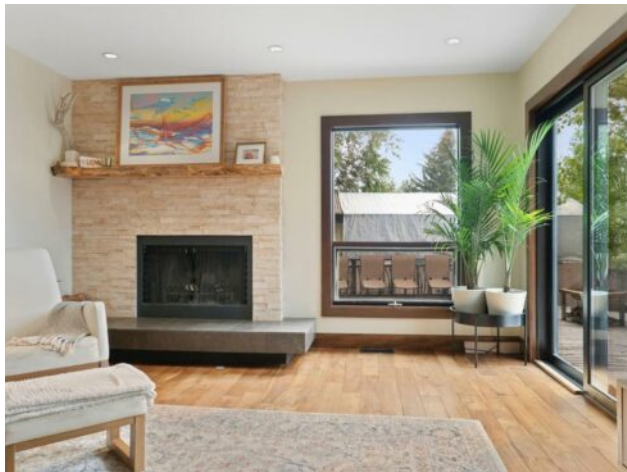


GRASSROOTS
REALTY GROUP

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**65 Carolina Drive
Cochrane, Alberta**

MLS # A2254584



\$650,000

Division:	East End		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Faces Rear, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Irregular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-26-4-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Wood Windows		

Inclusions: A/C Wall Unit (Basement). Commercial Refrigerator (Basement). Mini Bar Fridge (Basement).

Nestled in the East End of Cochrane, this two-story home is awaiting its next owners to make it their own. Located minutes from downtown and surrounded by parks and walking paths that lead up through Glen Eagles and down to the Bow River, it's the perfect location for outdoor enthusiasts, offering the balance of small-town charm and convenience. Step into this stunning home where thoughtful updates and design meet natural beauty. The main floor has been transformed with rich California Acacia hardwood and a caramelized bamboo kitchen island that is the focal point of this chef-inspired kitchen. The custom cabinets offer ample storage, and a gorgeous glass backsplash highlights the stainless steel appliances and gas range with numerous ovens for those family gatherings. Deer are often spotted out the kitchen window above the sink. Wash your dishes peacefully as you look out to the apple trees and greenspace. Relax in the living room in front of the wood fireplace and expansive windows that look out into your private yard, surrounded by mature trees. This floor also offers a formal dining room and a bedroom attached to a full bathroom, perfect for hosting guests or as a flexible space for a home office. Upstairs, you will find a layout that is uniquely different, with vaulted ceilings in the bedrooms, a balcony off the primary, and a wood-burning fireplace located in a corner sitting area. A walk-in closet and bathroom complete the primary suite. The Acacia hardwood continues to this floor, along with the custom wood-framed doors that make this home stand out through time. Two generous-sized bedrooms and a bathroom complete the second floor. Downstairs, in the basement, you will find the original wood wainscoting on the walls. This large finished space offers endless possibilities. The outside yard features three

decks to relax, BBQ, and entertain, ample space for gardening, and a greenhouse shed perched atop the double detached garage. Parking should not be an issue, as the circular driveway out front is a rare find in Cochrane. This home is truly one of a kind and must be seen. Call your favourite realtor and book a showing today.