



**GRASSROOTS**  
REALTY GROUP

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**341 Sibbald Street  
Cochrane, Alberta**

**MLS # A2256193**



**\$379,900**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Laminate Counters, Pantry		

**Inclusions:** N/A

END UNIT | FENCED YARD W/GATE ACCESS | SINGLE CAR GARAGE | BALCONY Welcome home to 341 Sibbald Street. This end-unit townhome is perfect for those wanting space and a fenced backyard. The main floor receives lots of light thanks to high ceilings and lots of windows. The L-shaped kitchen is open to the dining area and provides access to your backyard deck with stairs into your fenced yard with gate access. The upper level features three HUGE bedrooms including the primary, which has its own private balcony, perfect for morning coffee or a glass of wine. The basement is unfinished, but has a bathroom rough-in if desired. A single-car garage (manual door) will protect your vehicle or other items. Located in the East End of Cochrane and close to parks, an outdoor ice rink, schools, shopping, and restaurants.