



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9 Carolina Drive  
Cochrane, Alberta**

**MLS # A2262304**



**\$740,000**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access/		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot, See		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Aluminum Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Shelves in both kids bedrooms, Shelves in Primary Ensuite, Gazebo, Metal Shed

Wow! Houses like this do not come by often. Completely renovated TOP to BOTTOM, this incredible BUNGALOW is turn key ready! Walk in and notice the new open concept! Beautiful kitchen with large island, living room & dining room all seamless. Natural light streaming in from windows all around. Down the hall you'll find a 4pcs bathroom, 2 great sized bedrooms off the front and a peaceful primary suite & 2pcs ensuite off the back. Downstairs is a large family room, laundry, 4th bedroom, a hobby room and another 4pc bath. Updates include: All new fingerprint proof cabinets including under mount lighting in kitchen & bathrooms, quartz counter tops (waterfall island), all new ss appliances, new lighting throughout, new gas fireplace, new hearth and mantel, new tub, toilets and sinks, in floor heating in bathrooms, new windows, all new flooring, AC, new doors, trim, paint, flooring, all closets added organizers, Polyb removed, new larger hot water tank, new window installed in dining room facing west, all new electric plugs and switches, heater in garage & more!