



GRASSROOTS
REALTY GROUP

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**68 Morgan Street
Cochrane, Alberta**

MLS # A2268519



\$680,000

Division:	Heartland		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this beautiful, fully finished two-storey home, perfectly tucked away in one of Cochrane's most desirable neighbourhoods and BACKING ONTO A PEACEFUL GREENSPACE. From the moment you walk in, you will feel the warmth and comfort this home offers. The spacious front entry flows into a bright, open living room with a cozy gas fireplace, the perfect spot to unwind after a long day. The layout is open and functional, with a modern kitchen featuring clean finishes, plenty of counter space, and a dining area filled with natural light and gorgeous views of the greenspace behind. From here, you can head out to the backyard, a great space with room for the kids to play, summer BBQs, and relaxing evenings spent outdoors on the deck. Upstairs, you will find two generous bedrooms, a beautiful primary suite with a walk-in closet and spa-like ensuite, plus a bonus room that's perfect for movie nights or a play area. Convenient upstairs laundry keeps everything within easy reach. The fully finished basement adds even more space, with a cozy family room, another bedroom, a full bath, and plenty of storage. The attached garage has lots of room for vehicles and extra storage, plus a handy side-door access to the yard. This home truly checks all the boxes, modern, family-friendly, and in a location that backs onto a greenspace. Come see for yourself why life in Cochrane feels just right. Book your private showing today, you will fall in love with this home!