



GRASSROOTS
REALTY GROUP

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**37 Benchlands Drive
Cochrane, Alberta**

MLS # A2272679



\$424,900

Division:	East End		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	819 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-26-4-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Storage		

Inclusions: None

This delightful semi-detached sanctuary where comfort meets unlimited potential in the peaceful community of Cochrane. With 1,419 square feet spanning two well-designed levels, this home is an ideal landing spot for a first-time buyer, a flexible investment for income generation, or a perfect setup for a homeowner looking to offset expenses! Imagine the freedom of three bedrooms, including a sought-after main-floor bedroom, providing effortless versatility for family or guests. The heart of the home is the main floor, which features an inviting, open-concept flow connecting the kitchen, dining, and living rooms into one cohesive, welcoming space. With New Windows being installed before Christmas and full, pristine bathrooms on both levels, convenience is paramount. The lower level offers a second spacious living area plus two additional bedrooms, giving you countless options for recreation or accommodating larger groups. Venture outside to your expansive deck—your private retreat where you can relax and soak in the tranquility provided by mature, sheltering trees. The lot's elevation grants a captivating, unique view of the surrounding landscape, while the spacious backyard is a haven for family activity, providing ample room for children and pets to explore. The location is exceedingly practical, just steps from a park and playground and just moments from the heart of downtown Cochrane. This is an amazing property!