



**GRASSROOTS**  
REALTY GROUP

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**46 Benchlands Drive  
Cochrane, Alberta**

**MLS # A2273140**



**\$639,000**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Detached, Driveway, Oversized, Paved		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** N/A

**BACK ON MARKET DUE TO CLAUSE SALE OF BUYERS HOME.** What a location !! Your move to Cochrane starts here. Tucked away on a peaceful, tree-lined street in Cochrane's charming Old Town East Side, this beautifully renovated 1,250 sq. ft. bungalow offers the perfect blend of modern comfort and small-town serenity. Backing directly onto a tranquil hillside Ravine & Reserve. The setting alone feels like a private retreat. Step inside to an open, airy main floor where wide-plank hardwood flows throughout and natural light pours in through brand-new windows. The stunning new kitchen features quartz counters, a generous island, new appliances, and a seamless sightline over the living and dining areas—all framed by elegant California ceilings. With 3 bedrooms up, 2 fully updated bathrooms, and a convenient main-floor laundry, every inch of this home is designed for effortless living. The primary suite includes its own ensuite, and a massive pantry offers exceptional storage. Both back bedrooms have doors that open onto a sprawling new back deck and additional patio space—ideal for morning coffee, evening gatherings, or simply soaking in the peaceful reserve views. Central air conditioning, a new high-efficiency furnace, updated electrical and plumbing, new blinds, pot lighting, and a fresh H2O tank ensure comfort and reliability throughout. Outside, the appeal continues. The generous 46' x 140' lot is complemented by a newly paved driveway, new sidewalks, a welcoming front porch, gemstone custom exterior lighting, and an oversized 2.5+ car garage with impressive 9-ft ceilings—perfect for vehicles, hobbies, or additional storage. The finished lower level expands your living space even further and offers endless versatility, along with abundant storage for everything you need to tuck away. Located just minutes from parks,

schools, and downtown Cochrane&mdash;only four minutes to every convenience&mdash;you&rsquo;ll have the best of both worlds: peaceful living with quick access to everything you need. A beautifully updated home, a prime location, and a lifestyle you&rsquo;ll love&mdash;this is your opportunity to make Cochrane home. Perfect for a small family, a couple looking to downsize or the perfect home to retire to. Renovation was approx \$100,000. PHOTOS ARE ACTUAL, BUT VIRTUAL FURNITURE HAS BEEN ADDED FOR POTENTIAL BEFORE AND AFTER IDEAS