



GRASSROOTS
REALTY GROUP

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**348 Powell Street
Cochrane, Alberta**

MLS # A2276523



\$699,000

Division:	East End		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,633 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Granite Counters, High Ceilings, Recessed Lighting, Walk-In Closet(s)		

Inclusions: light fixtures, garage door control

OPEN HOUSE Saturday & Sunday Jan. 3 & 4 from 1pm-3pmWelcome to this beautifully renovated 4-bedroom, 3-bathroom home, ideally located within walking distance to the coffee/ice cream shops, dining, and amenities of downtown Cochrane. Thoughtfully updated from top to bottom, this property offers exceptional versatility, comfort, and excellent income potential with a basement kitchen, featuring a separate entrance. Recent upgrades include a fully renovated kitchen and bathrooms, new flooring, fresh paint, updated light fixtures, a newer roof, hot water tank, furnace, and Jeld-Wen windows and doors. The developed basement features new carpet and paint, along with a wet bar/kitchenette—ideal for a rental or extended family living. The basement was previously rented for \$1200/month. The main level showcases an open-concept design with impressive 14' vaulted ceilings and a wood-burning fireplace at the center of the home, creating a warm and inviting focal point. The updated kitchen offers newer cabinetry, granite countertops, and stainless-steel appliances. Main Floor Laundry adds everyday convenience. The primary bedroom is also conveniently located on the main level and features a walk-through closet, 3-piece ensuite and French door leading to the back yard. Upstairs, you'll find two additional bedrooms with generous storage, an open office area, and a 4-piece bathroom. The private backyard is perfect for entertaining and relaxing, featuring an oversized deck with pergola, a large yard, and an impressive oversized 24' x 24' double garage with 10' ceilings and in-floor heating. Just steps from the Tim Bannister Memorial Ice Rink and within walking distance to Cochrane Christian Academy, Cochrane Valley Montessori School, and Rocky View School, this move-in-ready home offers an outstanding

combination of location, upgrades, and income potential.