



GRASSROOTS
REALTY GROUP

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

7, 120 First Street E
Cochrane, Alberta

MLS # A2282823



\$339,900

Division:	Downtown		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,188 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 544
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

LOCATION, LOCATION, LOCATION! Welcome to this move in ready 2 bedroom home, a loft or bonus room, with a fully finished basement, ideally located at #7, 120 First Street East in Cochrane just steps from shops, dining, schools, and everyday amenities. The bright and inviting main level features a spacious living room highlighted by a large bay window, filling the space with natural light. The adjoining dining area offers a sunny south facing window, perfect for everyday meals or entertaining. The chef inspired kitchen is both functional and stylish, complete with butcher block countertops, and this level is rounded out with a convenient 2 piece bathroom. Upstairs, you'll find two generously sized bedrooms, big loft room that can be used as a bonus room or bedroom, including a large primary bedroom, along with a well appointed 4 piece bathroom. The fully finished lower level is designed for comfort and relaxation, featuring a fantastic open family room the perfect gathering space for the whole family. The laundry area is also located on this level and benefits from natural light, ample storage, and great functionality. Step outside and enjoy the large rear deck, surrounded by mature trees and green space—ideal for BBQ enthusiasts and outdoor entertaining. BOOK YOUR PRIVATE SHOWING TODAY