



**222 Ross Avenue
Cochrane, Alberta**

MLS # A2293461



\$1,115,000

Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,090 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage

Inclusions: Deep freeze, fridge in the garage, TV in the sewing room, tv on the mantle on the main floor

Welcome to a home where space, comfort, and creativity come together. Perfectly situated on the south half of four lots, this beautifully maintained property offers room to live, work, and enjoy the outdoors. From the moment you arrive, the expansive driveway and double garage with workshop hint at the versatility this home provides, while inside, sunlight fills the bright open living spaces, creating a warm and inviting atmosphere. Whether you're relaxing on the east-facing deck at sunrise, working on projects in the dedicated workshop, or enjoying the walkable east-end location close to shops, schools, playgrounds, and outdoor recreation, this home offers a lifestyle that blends comfort, convenience, and opportunity. The home features beautiful hardwood floors, original carpeting, and classic kitchen tile,. Illuminated wall niches thoughtfully placed throughout the home add to the warmth and character of the home. The kitchen is thoughtfully designed for both everyday living and entertaining, featuring two sinks — one facing the living area and one on the island — ideal for hosting and meal preparation. From the kitchen you can step outside onto the 27' x 13' east-facing back deck and enjoy morning sunrises and summer gatherings. The primary suite includes a private ensuite and convenient his-and-hers closets, creating comfortable and functional personal space. The home offers versatile living spaces to suit your lifestyle. The main floor office can easily convert to a second bedroom, while a dedicated sewing or hobby room with TV creates a comfortable creative retreat. Downstairs, this fully finished space offers a large family room area, and also features a cold room currently used as a wine cellar and a canning or wine-making room with sink, ideal for hobbyists or home preservation enthusiasts. Once you step outside, you see how the property offers a generous yard

with greenhouse, storage shed, and rear alley access, with potential to add a gate for future RV parking. The fenced backyard provides charm and privacy, making the outdoor space perfect for gardening, entertaining, or relaxing. Located in Cochrane's desirable east end, offers excellent walkability to shops, schools, playgrounds, and an outdoor skating surface, making it ideal for families and active lifestyles. This is a home where care, comfort, and thoughtful features come together—inviting you to imagine your life here. Please note: Showings are permitted between 11:00 – 4:00 only.