



**516 Fourth Avenue N
Cochrane, Alberta**

MLS # A2296383



\$799,000

Division:	Cochrane Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,558 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Faces Front, Heated		
Lot Size:	0.40 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Greenbelt, L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Set on a spacious 0.40-acre lot directly across from Cochrane's tri-school site and indoor arena. This home is perfectly positioned for families; kids can walk to everything. Unique 1.5-storey reverse walkout offers 3 bedrooms and 2.5 bathrooms, combining comfort with a distinctive layout. The main entry welcomes you with a large, bright family room showcasing new luxury vinyl plank flooring and a cozy gas insert brick fireplace. Additional features include rough-in plumbing for a future wet bar, a convenient half bath with laundry, and direct access to the oversized 23' x 23' double attached heated garage, complete with durable epoxy floors. Upstairs, the main level showcases a spacious living and dining area with vaulted wood ceilings, a second gas fireplace, and a wall of tinted front windows plus sliding doors leading to the newly refurbished, wrap-around deck. Perfect for relaxing, entertaining, and taking in the surrounding mountain views. The kitchen is well-appointed with stainless steel appliances, granite countertops, under-mount lighting, an island, and a cozy breakfast nook with access to the deck, complete with gas line for BBQ. This level also includes two generously sized bedrooms, one featuring a Murphy bed, and a 5-piece bathroom with washer and dryer. A rear exit leads to a beautifully landscaped yard complete with patio, gazebo, and two storage sheds. The upper loft overlooks the main living space and is ideal for a home office, gym, or reading area. Adjacent is the primary suite, offering a walk-in closet, 4-piece ensuite, and lovely front and rear views of the property. Additional highlights include fresh paint and carpet, paved driveway with space for four vehicles, mature trees, and well-maintained landscaping. If you're looking for a home with character, space, and an unbeatable location, this is it. Quick possession available.