

# \$630,000 - 53 Cochrane Crescent, Cochrane

MLS® #A2220469

**\$630,000**

3 Bedroom, 2.00 Bathroom, 1,386 sqft  
Residential on 0.16 Acres

Cochrane Heights, Cochrane, Alberta

Welcome to this charming and well-maintained bungalow, perfectly situated on a massive lot in the highly sought-after community of Cochrane Heights! You'll love the mature surroundings, family-friendly atmosphere, and unbeatable location—just steps from schools and a short walk to downtown Cochrane. Inside, the home offers a bright and open-concept layout, ideal for both daily living and entertaining. Recently refinished hardwood floors span the main level, seamlessly connecting the spacious living and dining areas. The updated kitchen features sleek stainless steel appliances, a gas stove, and a generous island—ideal for meal prep or casual gatherings with family and friends. Just off the dining room, step into the large sunroom—a versatile and cozy space to enjoy year-round living while staying bug-free. This room also showcases peek-a-boo mountain views, adding a touch of scenic charm. The primary bedroom is exceptionally large, originally designed as two bedrooms and easily converted back if desired. A second bedroom and a beautifully renovated 4-piece bathroom complete the main level. Downstairs, the fully finished basement includes a third bedroom, another renovated 3-piece bathroom, laundry room and a spacious recreation area—a blank canvas ready for your personal touch, whether it's a home gym, theatre, or games room. Step outside to the massive backyard, full of potential for gardening, play, or outdoor projects. The



oversized detached garage provides plenty of space for vehicles, storage, or weekend tinkering. Homes in this prime location don't come up often – don't miss your opportunity to enjoy the lifestyle Cochrane Heights has to offer!

Built in 1961

### Essential Information

MLS® #	A2220469
Price	\$630,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,386
Acres	0.16
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	53 Cochrane Crescent
Subdivision	Cochrane Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1Z8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Storage
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Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 20th, 2025
Days on Market	8
Zoning	R-LD

## **Listing Details**

Listing Office	CIR Realty
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