

# **\$745,000 - 404 William Street, Cochrane**

MLS® #A2219574

**\$745,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.35 Acres

East End, Cochrane, Alberta

Welcome to this iconic home in Cochrane's East End. Located on a corner 0.35 lot, across the "blue park", outdoor skating rink and incredible MOUNTAIN VIEWS from inside and outside of this home. In addition to this, this lot provides loads of parking with 2 driveways! A 23x23 oversized, heated & 220v garage and side driveway perfect for all your extra toys! Step inside and notice all the many upgrades throughout. A large family room to your left that could easily be split up for a 4th bedroom or office space. Up a couple steps and your jaw will drop. The large living room window captures the views perfectly bringing the outside in. New wood fireplace insert is perfect. The kitchen is functional complete with s/s appliances including a gas stove. Prep your dinner while taking in all the surroundings. Access your back composite deck here with storage access points underneath. Take note of the beautiful landscaping! The stone work is stunning. Back inside and up a few more stairs, 3 beds & 2 baths. Views, Views, Views!! In the recent past, there has been a new roof installed, new window coverings, updated kitchen, AC for those warm summer nights and fresh paint. Natural light is abundant! This property is one of kind! You have to see this for yourself!

Built in 1963

## **Essential Information**



MLS® #	A2219574
Price	\$745,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.35
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	404 William Street
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1C8

### Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, See Remarks, Asphalt
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	9
Zoning	R-LD

## Listing Details

Listing Office	The Real Estate District
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