

70 Cochrane Crescent
Cochrane, Alberta

MLS # A2176247



\$1,100,000

Division:	Cochrane Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,375 sq.ft.	Age:	1961 (63 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Oversized, Tandem, Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Level, S		

Heating:	High Efficiency, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Metal Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Heater, Outdoor Shed		

Welcome to this one of a kind luxury estate property on a MASSIVE 0.28 ACRE LOT that is perfectly positioned with stunning SOUTHWEST BACKING PANORAMIC VIEWS overlooking the Bow Valley, Cochrane & the Rocky Mountains - the PRIVACY, views & sunsets that this property offers is Cochrane's best! With incredible craftsmanship throughout, the entire home was redesigned in 2012, rocking 5 bedrooms, 3 bathrooms, a triple tandem heated garage with epoxy flooring & over 3300 sq ft of developed living space. Upon entry to the home you'll be blown away with the amount of natural sunlight on the main floor that flows seamlessly throughout, perfectly complementing the stunning vaulted ceilings with a flat finish, recessed lighting & generous open concept layout. The custom kitchen boasts a grand aluminium island surrounded by high end stainless steel appliances, a pantry & bright white cabinetry. Adjacent is the large dining room with more built in cabinetry & the industrial style living room with a double sided fireplace. Step outside through the large patio doors onto the composite deck to take in one of the largest backyards in Cochrane that is truly a dream for anyone who enjoys the outdoors or entertaining! The upstairs primary bedroom has an executive feel with two walk-in closets, a well laid out ensuite bathroom with barn doors, a large shower including a steam shower AND of course the primary bedroom comes with more stunning mountain views. On the upper levels you'll be pleased to find three additional large bedrooms, a super cool art studio space & another full bathroom with a dual sink vanity. The lower level with a walk-up door entrance to the backyard features a gas fireplace in the family room, laundry area with a sink, the 5th bedroom & another full bathroom. Don't lift a finger because when this home

was redesigned in 2012 it also received new spray foam insulation, siding, roofing & mechanical. This location on the ridge in Cochrane Heights is incredibly picturesque & sought out with it being walking distance to Cochrane's amenities, parks & schools (Grades 1-12, Elizabeth Barrett Elementary School, Manachaban Middle School, Cochrane High School). Whether you are a growing family, appreciate great architecture or a working professional who just enjoys the finer things in life, this property has it all & it won't be matched in Cochrane at this price point, this is the unicorn - this luxury estate home shows 10/10 & it must be viewed to fully appreciate its incredible craftsmanship.