

# \$779,500 - 508 Fourth Avenue N, Cochrane

MLS® #A2215201

## \$779,500

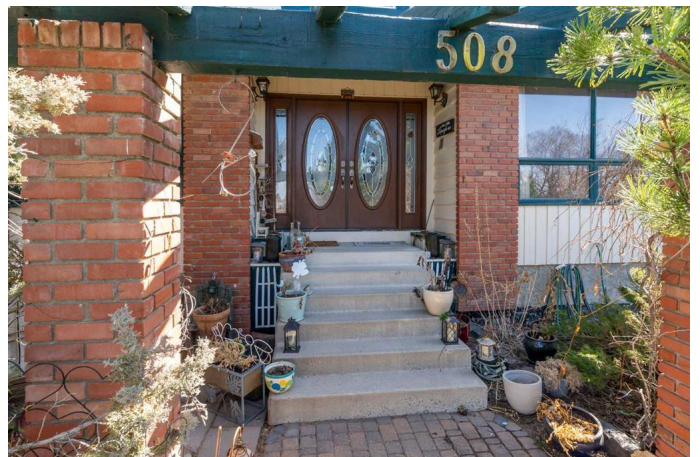
4 Bedroom, 3.00 Bathroom, 2,294 sqft

Residential on 0.33 Acres

Cochrane Heights, Cochrane, Alberta

This 2-storey Gem Offers a Bright and Welcoming Main Floor Featuring a Functional Kitchen with a Dinette and Formal Dining Room, a Cozy Living Room Overlooking the Beautiful Backyard, a Sunroom, a Front Living Room, and a Main-floor Bedroom â€” Perfect for Guests or Home Office. Step Outside to Your Huge Backyard and Oversized Deck, Where the Views from the Firepit will Absolutely Blow You Away! Upstairs, You'll find Three Spacious Bedrooms, Including a Private Primary Suite. The Fully Developed Basement Adds Even More Living Space with a Large Family Room, an Additional Bathroom, and Incredible Custom Pantry Storage â€” Perfect for Keeping Everything Organized. This Home is Packed with Potential and is Ideally Located Close to Schools, Parks, and all the Amenities Cochrane has to Offer. Don't Miss Your Chance to Make These Stunning Views Your Own!

Built in 1979



## Essential Information

MLS® #	A2215201
Price	\$779,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,294

Acres	0.33
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	508 Fourth Avenue N
Subdivision	Cochrane Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1E5

### Amenities

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	1

### Interior

Interior Features	Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 28th, 2025
Days on Market	95
Zoning	R-LD

### **Listing Details**

Listing Office	CIR Realty
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