\$975,000 - 258 Chinook Drive, Cochrane

MLS® #A2202478

\$975,000

5 Bedroom, 3.00 Bathroom, 1,691 sqft Residential on 0.14 Acres

Cochrane Heights, Cochrane, Alberta

Chinook Drive!!! That's where you will spot this rare find…A beautiful 1670 Sq Ft fully developed walk-out bungalow!! Arguably one of the nicest streets in Cochrane - perched up high above and backing onto the Cochrane Ranch Ravine in the "View Ridge Estates of Cochrane Heightsâ€. Presenting a clay tile roof, stucco exterior with brick accents and commercial ease troughs, this beautifully maintained executive home has gorgeous curb appeal! Entering through the grand wooden double front doors, you are greeted with unique vaulted ceilings and an abundance of natural light that streams through the many windows. The gorgeous ¾â€• hardwood floors flow from the front foyer, through the living room/dining room (where you can cozy-up to the gas fireplace on a cold winter nights) and throughout the entire main level (excluding the bathrooms, which are tiled). The kitchen is stunning, and you'II appreciate the abundance of expresso-stained maple cabinets and granite counters. You will also love the convenience of the large breakfast bar island with pot drawers and a microwave oven and the luxury of the newer stainless-steel appliances. Located directly off the kitchen and through the sliding patio doors you are going to enjoy the vast west facing cedar deck. A great place for catching some rays, BBQing with family and friends or just relaxing in your private backyard and watching the wildlife pass by!! The shed is finished on the inside and has power. On those super hot







days, escape the sun by taking the deck stairs down to the concrete patio below. Upstairs overlooking the deck, is the large and very bright primary bedroom which offers a 4-piece en-suite bath with a large shower and separate tub. The hardwood floors continue to an extra wide staircase to the fully developed walkout basement where you find three additional bedrooms, 4 Piece bathroom, large laundry room including a wash sink, a huge rec room that features a second gas fireplace, and no shortage of storage space. The oversized double attached garage is fully Insulated, large storage capacity with additional access through a man door. This quiet location is sought after with it being walking distance to Cochrane's amenities, parks & schools (Grades 1-12, Elizabeth Barrett Elementary School, Manachaban Middle School, Cochrane High School). This beauty won't last so call for your showing today!!

Built in 1987

Essential Information

MLS® # A2202478 Price \$975,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,691 Acres 0.14

Year Built 1987

Type Residential Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 258 Chinook Drive Subdivision Cochrane Heights

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1E4

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No

Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting,

Vinyl Windows

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Gentle Sloping, Low Maintenance

Landscape, No Neighbours Behind, Environmental Reserve, Secluded

Roof Clay Tile

Construction Stone, Wood Frame

Foundation Wood

Additional Information

Date Listed March 23rd, 2025

Days on Market 12
Zoning R-LD

Listing Details

Listing Office TREC The Real Estate Company

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