

**37 Benchlands Drive  
Cochrane, Alberta**

**MLS # A2272679**



# \$424,900

<b>Division:</b>	East End		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-26-4-W5
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** None

This delightful semi-detached sanctuary where comfort meets unlimited potential in the peaceful community of Cochrane. With 1,419 square feet spanning two well-designed levels, this home is an ideal landing spot for a first-time buyer, a flexible investment for income generation, or a perfect setup for a homeowner looking to offset expenses! Imagine the freedom of three bedrooms, including a sought-after main-floor bedroom, providing effortless versatility for family or guests. The heart of the home is the main floor, which features an inviting, open-concept flow connecting the kitchen, dining, and living rooms into one cohesive, welcoming space. With New Windows being installed before Christmas and full, pristine bathrooms on both levels, convenience is paramount. The lower level offers a second spacious living area plus two additional bedrooms, giving you countless options for recreation or accommodating larger groups. Venture outside to your expansive deck—your private retreat where you can relax and soak in the tranquility provided by mature, sheltering trees. The lot's elevation grants a captivating, unique view of the surrounding landscape, while the spacious backyard is a haven for family activity, providing ample room for children and pets to explore. The location is exceedingly practical, just steps from a park and playground and just moments from the heart of downtown Cochrane. This is an amazing property!