

**80 Cochrane Lake Trail  
Cochrane Lake, Alberta**

**MLS # A2273277**

**\$1,550,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,854 sq.ft.	<b>Age:</b> 2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple	
<b>Lot Size:</b>	0.57 Acre	
<b>Lot Feat:</b>	Back Yard, Garden, Gazebo, Landscaped, Many Trees, No Neighbours Behind	

<b>Heating:</b>	Boiler, Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Water	Water
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b> -
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b> -
<b>Basement:</b>	Full	<b>LLD:</b> -
<b>Exterior:</b>	Stucco	<b>Zoning:</b> R/URB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b> -
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Wet Bar, Wired for Sound	
<b>Inclusions:</b>	85-inch Sony Bravia Smart TV, Conventional Microwave, Energy Star Qualified Washer/ Dryer Stacked, Energy Star Qualified Gas Water Heater	

Experience refined luxury and versatility in this immaculately maintained, spotless, and exceptionally designed detached home, featuring a triple oversized attached garage and one bedroom walk-out basement. Designed with sophistication and comfort in mind, this home is the perfect blend of timeless elegance and modern convenience — ideal for multigenerational living. Set on a beautifully landscaped and fully fenced lot, this home captures attention with its architectural excellence and thoughtful layout across three meticulously finished levels. Step through the grand front entrance into a sun-filled open-concept main floor, where gleaming floors, high ceilings, expansive windows create an atmosphere of openness and light. At the heart of the home lies a chef-inspired gourmet kitchen, featuring high-end appliances, a sleek gas cooktop, and abundant cabinetry that combines function with flair. Complementing this is a large pantry and a kitchen island, ideal for preparing elaborate meals while spending time with family and friends. A custom-designed mudroom seamlessly connects the home to the garage, providing exceptional organization with built-in storage — a true luxury for active family living. Upstairs, discover a stunning primary bedroom, complete with its own private ensuite with a steam shower room and walk-in closet, ensuring unparalleled comfort and privacy. On this level you will also find the other 2 bedrooms and a 4 piece bathroom. A bonus room offers flexible space for a media lounge, home office, or playroom, while the convenient upper-level laundry adds ease to everyday routines. The professionally developed basement features a private entrance, offering a spacious and bright bedroom (with its own full ensuite), a bright open-concept family/game area, and a gym/flex area with beautiful views of the lake. The landscaped backyard

features a beautiful stone patio and a gazebo, perfect for summer barbecues, evening gatherings, or simply relaxing in a peaceful outdoor setting. This rare offering combines space, luxury, and versatility in one exceptional property, perfect for anyone seeking an elevated lifestyle in a serene lakeside community. Situated conveniently close to Cochrane (5 minutes away) for easy access to shopping and schools, while still providing a relaxed retreat to unwind after a busy day, this location is one of the most suitable in Rocky View County.