

**348 Powell Street  
Cochrane, Alberta**

**MLS # A2276523**



# \$699,000

<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** light fixtures, garage door control

\*\*\*OPEN HOUSE Saturday & Sunday Jan. 3 & 4 from 1pm-3pm\*\*\*Welcome to this beautifully renovated 4-bedroom, 3-bathroom home, ideally located within walking distance to the coffee/ice cream shops, dining, and amenities of downtown Cochrane. Thoughtfully updated from top to bottom, this property offers exceptional versatility, comfort, and excellent income potential with a basement kitchen, featuring a separate entrance. Recent upgrades include a fully renovated kitchen and bathrooms, new flooring, fresh paint, updated light fixtures, a newer roof, hot water tank, furnace, and Jeld-Wen windows and doors. The developed basement features new carpet and paint, along with a wet bar/kitchenette—ideal for a rental or extended family living. The basement was previously rented for \$1200/month. The main level showcases an open-concept design with impressive 14’ vaulted ceilings and a wood-burning fireplace at the center of the home, creating a warm and inviting focal point. The updated kitchen offers newer cabinetry, granite countertops, and stainless-steel appliances. Main Floor Laundry adds everyday convenience. The primary bedroom is also conveniently located on the main level and features a walk-through closet, 3-piece ensuite and French door leading to the back yard. Upstairs, you’ll find two additional bedrooms with generous storage, an open office area, and a 4-piece bathroom. The private backyard is perfect for entertaining and relaxing, featuring an oversized deck with pergola, a large yard, and an impressive oversized 24’ x 24’ double garage with 10’ ceilings and in-floor heating. Just steps from the Tim Bannister Memorial Ice Rink and within walking distance to Cochrane Christian Academy, Cochrane Valley Montessori School, and Rocky View School, this move-in-ready home offers an outstanding

combination of location, upgrades, and income potential.