

\$975,000 - 258 Chinook Drive, Cochrane

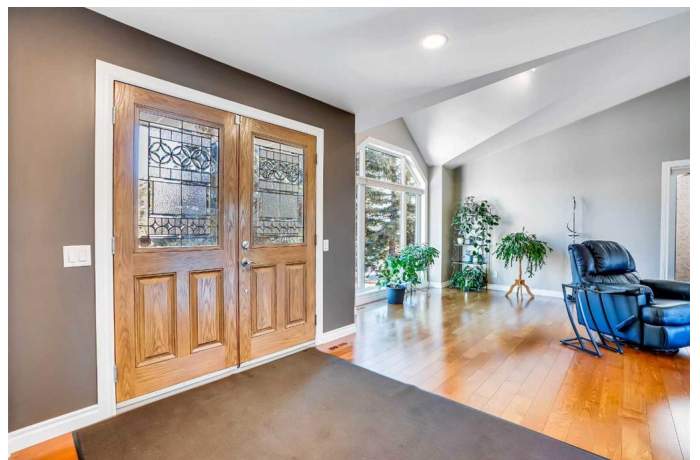
MLS® #A2202478

\$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 Heights. 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 3/4" 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'll appreciate the abundance of espresso-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 | 14 |
| Zoning | R-LD |

Listing Details

Listing Office

TREC The Real Estate Company

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.