

# \$575,000 - 7 Benchlands Place, Cochrane

MLS® #A2249945

## \$575,000

4 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.11 Acres

East End, Cochrane, Alberta

This is a wonderful Bungalow in the East End of Cochrane. It also has a fully finished basement. When this buyer bought the home the interior was stripped down to the studs. New wiring, new plumbing, new insulation, including the ceiling, vapor barrier, and Drywall. then the rest of the renovations began. Painting Cabinets with Granite countertops, an island with eating bar, Red Oak Hardwood floors throughout the main floor except for the bathroom. A new walk-in shower in the main bathroom, and sliding doors out to the back deck area. The basement was completely finished with a four piece bathroom, large family room with fireplace, two bedrooms and a laundry room. Carpet throughout except for bathroom and laundry room. A new Hot Water heater was put in in 2025. Furnace was replaced in 2007, Shingles replaced 2013-14, Vinyl siding 2002, and new decks in 2007. The kitchen has a built-in microwave that is not working and the carpet in the basement was partially taken up when the old hot water tank burst, so there is some damage to it at the entry to the laundry room and near the front of the bathroom. This home backs onto a PARK WITH A PLAYGROUND, ideal for children. This home is in a quiet Cul de Sac but also near walking paths to all over Cochrane. Make your appointment soon to see this one of a kind home.

Built in 1977



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249945    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,073       |
| Acres          | 0.11        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Benchlands Place |
| Subdivision | East End           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1B8            |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater |
| Heating           | Central, Fireplace(s), Forced Air                                                                                       |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

## Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard, Awning(s)                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, City Lot, Cul-De-Sac, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 11                |
| Zoning         | R-1               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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