

# \$745,000 - 404 William Street, Cochrane

MLS® #A2219574

## \$745,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.35 Acres

East End, Cochrane, Alberta

Welcome to this iconic home in Cochrane's East End. Located on a corner 0.35 lot, across the "blue park", outdoor skating rink and incredible MOUNTAIN VIEWS from inside and outside of this home. In addition to this, this lot provides loads of parking with 2 driveways! A 23x23 oversized, heated & 220v garage and side driveway perfect for all your extra toys! Step inside and notice all the many upgrades throughout. A large family room to your left that could easily be split up for a 4th bedroom or office space. Up a couple steps and your jaw will drop. The large living room window captures the views perfectly bringing the outside in. New wood fireplace insert is perfect. The kitchen is functional complete with s/s appliances including a gas stove. Prep your dinner while taking in all the surroundings. Access your back composite deck here with storage access points underneath. Take note of the beautiful landscaping! The stone work is stunning. Back inside and up a few more stairs, 3 beds & 2 baths. Views, Views, Views!! In the recent past, there has been a new roof installed, new window coverings, updated kitchen, AC for those warm summer nights and fresh paint. Natural light is abundant! This property is one of kind! You have to see this for yourself!

Built in 1963

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2219574      |
| Price          | \$745,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,207         |
| Acres          | 0.35          |
| Year Built     | 1963          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 404 William Street |
| Subdivision | East End           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1C8            |

### Amenities

|                |                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                                                                    |
| Parking        | Additional Parking, Asphalt, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, See Remarks |
| # of Garages   | 2                                                                                                                                                                                                     |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Living Room, Wood Burning                                                                                |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

**Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Landscaped, See Remarks, Views |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Wood Siding                                                          |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 2              |
| Zoning         | R-LD           |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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