

# \$748,800 - 157 Chinook Drive, Cochrane

MLS® #A2214132

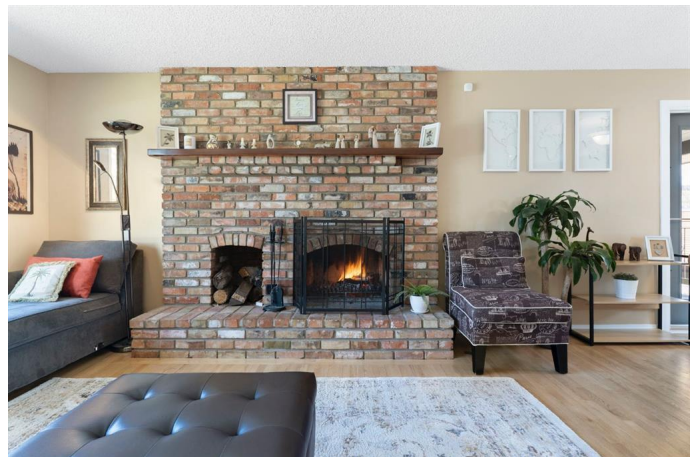
**\$748,800**

4 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.15 Acres

Cochrane Heights, Cochrane, Alberta

This warm and inviting home offers the perfect combination of space, comfort, and location, backing onto Cochrane's tri-schools (elementary, middle, and high school), creating this private oasis. The main floor features three bedrooms, a 4-piece bathroom, and a comfortable primary bedroom with a private 2-piece ensuite. The bright, open-concept updated kitchen is designed for both everyday living and entertaining with a breakfast bar island and a seamless flow into the dining and living spaces. A wood-burning, brick-faced fireplace adds cozy charm to the naturally bright living room. All new windows in the home including a new window in the dining room providing great views of the Cochrane hill. Descend downstairs to find a fully finished lower level that expands your living space with a large rec room, fourth bedroom, 3pc bathroom, spacious laundry room, and tons of storage. Step outside and enjoy the east-facing backyard – a true outdoor retreat. It's beautifully landscaped, fully fenced, and features raised garden boxes for growing your own veggies or flowers. A greenhouse adds even more potential for year-round gardening, while the oversized covered balcony just off the dining room is perfect for a BBQ with friends and family, where you can enjoy morning and afternoon sun or just relax and hang out. The brick road leading to the attached carport, plus an oversized detached garage, completes this amazing outdoor space. Located in the very



desirable community of Cochrane Heights, you will want to check it out before it's gone.

Built in 1974

**Essential Information**

MLS® #	A2214132
Price	\$748,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	157 Chinook Drive
Subdivision	Cochrane Heights
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1E3

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Carport
# of Garages	2

**Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Street Lighting, Backs on to Park/Green Space
Roof	Asphalt
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	16
Zoning	R-LD

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.