

# \$975,000 - 258 Chinook Drive, Cochrane

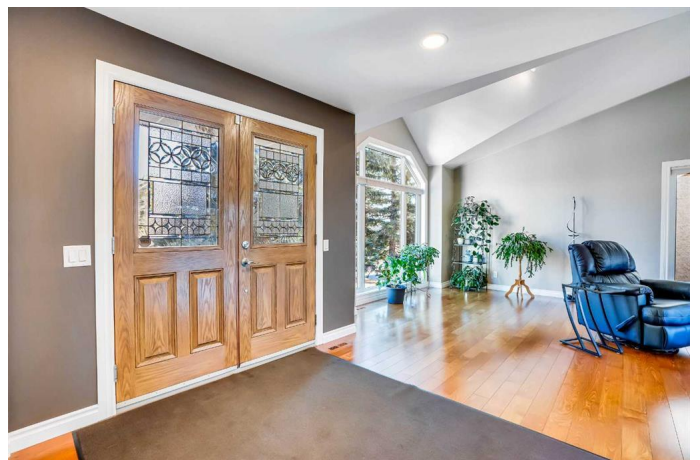
MLS® #A2202478

**\$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	12
Zoning	R-LD

### **Listing Details**

Listing Office

TREC The Real Estate Company

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