

# \$779,500 - 508 Fourth Avenue N, Cochrane

MLS® #A2215201

## \$779,500

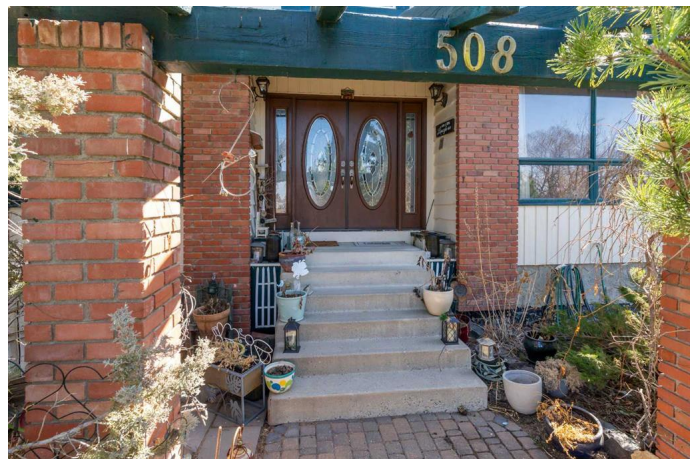
4 Bedroom, 3.00 Bathroom, 2,294 sqft

Residential on 0.33 Acres

Cochrane Heights, Cochrane, Alberta

This 2-storey Gem Offers a Bright and Welcoming Main Floor Featuring a Functional Kitchen with a Dinette and Formal Dining Room, a Cozy Living Room Overlooking the Beautiful Backyard, a Sunroom, a Front Living Room, and a Main-floor Bedroom – Perfect for Guests or Home Office. Step Outside to Your Huge Backyard and Oversized Deck, Where the Views from the Firepit will Absolutely Blow You Away! Upstairs, You'll find Three Spacious Bedrooms, Including a Private Primary Suite. The Fully Developed Basement Adds Even More Living Space with a Large Family Room, an Additional Bathroom, and Incredible Custom Pantry Storage – Perfect for Keeping Everything Organized. This Home is Packed with Potential and is Ideally Located Close to Schools, Parks, and all the Amenities Cochrane has to Offer. Don't Miss Your Chance to Make These Stunning Views Your Own!

Built in 1979



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215201  |
| Price          | \$779,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,294     |

|            |             |
|------------|-------------|
| Acres      | 0.33        |
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 508 Fourth Avenue N |
| Subdivision | Cochrane Heights    |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 1E5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar                                                                                                          |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air                                                                                                   |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 3                                                                                                            |
| Fireplaces        | Wood Burning                                                                                                 |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                                         |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Cedar Shake                                                    |
| Construction      | Wood Frame                                                     |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 98               |
| Zoning         | R-LD             |

**Listing Details**

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

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