

# \$725,000 - 9 Carolina Drive, Cochrane

MLS® #A2262304

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.13 Acres

East End, Cochrane, Alberta

Wow! Houses like this do not come by often. Completely renovated TOP to BOTTOM, this incredible BUNGALOW is turn key ready! Walk in and notice the new open concept! Beautiful kitchen with large island, living room & dining room all seamless. Natural light streaming in from windows all around. Down the hall you'll find a 4pcs bathroom, 2 great sized bedrooms off the front and a peaceful primary suite & 2pcs ensuite off the back. Did I mention mountain views from the back of the home? Downstairs is a large family room, laundry, 4th bedroom, a hobby room and another 4pc bath. Updates include: All new fingerprint proof cabinets including under mount lighting in kitchen & bathrooms, quartz counter tops (waterfall island), all new ss appliances, new lighting throughout, new gas fireplace, new hearth and mantel, new tub, toilets and sinks, in floor heating in bathrooms, new windows, all new flooring, AC, new doors, trim, paint, flooring, all closets added organizers, Polyb removed, new larger hot water tank, new window installed in dining room facing west, all new electric plugs and switches, heater in garage & more!



Built in 1977

## Essential Information

MLS® # A2262304

Price \$725,000

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,156       |
| Acres          | 0.13        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 Carolina Drive  |
| Subdivision | East End          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1C2           |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access/Parking, See Remarks |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                       |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full                                                                                                   |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Wood Frame, Aluminum Siding                                                         |
| Foundation        | Poured Concrete                                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 28                |
| Zoning         | R-LD              |

**Listing Details**

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

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