

# \$595,000 - 19 Benchlands Place, Cochrane

MLS® #A2236878

## \$595,000

4 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.13 Acres

East End, Cochrane, Alberta

**INVESTMENT ALERT:** Detached Bungalow in East End Cochrane. Welcome to this charming and well-maintained detached bungalow, ideally located in the desirable East End of Cochrane. Backing onto peaceful rolling green hills, this property offers both a tranquil setting and unbeatable convenience—just a short walk from Historic Downtown Cochrane with its vibrant selection of restaurants, caf  s, and unique local shops. This home offers excellent potential for homeowners and investors alike, featuring a fully developed (illegal) basement suite complete with its own private entrance, kitchen, laundry, and a full four-piece bathroom. The setup makes it an ideal opportunity for multigenerational living or rental income. As you enter through the front door, you're greeted by a spacious and welcoming front foyer that opens to a bright living room on one side and a formal dining area on the other. The adjacent kitchen is clean, well maintained, and offers ample cabinet space—perfect for any cooking enthusiast. The main level includes three comfortable bedrooms, along with one and a half bathrooms, offering plenty of space for a growing family or guests. Downstairs, the basement suite includes a cozy family room, one bedroom, a full bathroom, and its own laundry, allowing for fully independent living. Surrounded by green space and conveniently close to schools, parks, and commuter routes, this property combines peaceful living with easy access to



daily amenities. Whether you're searching for a forever home, a mortgage helper, or a smart addition to your investment portfolio, this bungalow is a must-see. Donâ€™t miss out on this incredible opportunityâ€”book your private showing today! NEW UPGRADE INCLUDE: New Furnace in 2024/ newer appliances/ new egress window in basement bedroom/ wired smoke detectors.

Built in 1978

**Essential Information**

MLS® #	A2236878
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,149
Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	19 Benchlands Place
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1C3

**Amenities**

Parking	Off Street
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**Interior**

Interior Features	French Door, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	R-LD

## Listing Details

Listing Office	Royal LePage Benchmark
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