

404 William Street  
Cochrane, Alberta

MLS # A2219574



**\$745,000**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Detached, Driveway, Front Drive,		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Hot Tub, Shed, Firewood (negotiable), Black Shelving (negotiable), Blue workbench (Negotiable)

Welcome to this iconic home in Cochrane's East End. Located on a corner 0.35 lot, across the "blue park", outdoor skating rink and incredible MOUNTAIN VIEWS from inside and outside of this home. In addition to this, this lot provides loads of parking with 2 driveways! A 23x23 oversized, heated & 220v garage and side driveway perfect for all your extra toys! Step inside and notice all the many upgrades throughout. A large family room to your left that could easily be split up for a 4th bedroom or office space. Up a couple steps and your jaw will drop. The large living room window captures the views perfectly bringing the outside in. New wood fireplace insert is perfect. The kitchen is functional complete with s/s appliances including a gas stove. Prep your dinner while taking in all the surroundings. Access your back composite deck here with storage access points underneath. Take note of the beautiful landscaping! The stone work is stunning. Back inside and up a few more stairs, 3 beds & 2 baths. Views, Views, Views!! In the recent past, there has been a new roof installed, new window coverings, updated kitchen, AC for those warm summer nights and fresh paint. Natural light is abundant! This property is one of kind! You have to see this for yourself!