

# \$709,000 - 148 Baird Avenue, Cochrane

MLS® #A2205808

**\$709,000**

5 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.14 Acres

East End, Cochrane, Alberta

SECONDARY SUITE | 2nd KITCHEN | 2nd LAUNDRY | DETACHED GARAGE | EXTENSIVELY RENOVATED | This East End bi-level home offers a great investment opportunity, or functional layout. As you enter you'll be greeted by a bright and inviting living room, featuring a cozy white brick fireplace that adds warmth and character to the space. The kitchen is complete with a breakfast nook, a window that lets in plenty of natural light, and direct access to the backyard, ideal for summer BBQs and outdoor gatherings. The main level features three comfortable bedrooms, including the primary bedroom with its own 2-piece ensuite for added privacy and convenience. A 4-piece bath serves the rest of the upper level, and a washer/dryer combo is tucked away in the hallway for convenience. The fully finished basement is finished with a 2nd kitchen offering a second living room with another fireplace, a peninsula-style kitchen, two additional bedrooms, 3-piece bath, separate laundry area in the utility room and a separate entrance. The backyard is an outdoor retreat with garden boxes perfect for growing your own vegetables, along with perimeter trees and shrubs providing a natural, serene ambiance. The double detached garage leads to the back lane, adding extra convenience for parking and access. Located in Cochrane's East End, this home has quick access to downtown shopping, restaurants and the 1A highway. The neighbourhood also offers outdoor recreation with tennis and pickle



ball courts, playgrounds, and scenic walking trails

Built in 1974

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205808    |
| Price          | \$709,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,256       |
| Acres          | 0.14        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 148 Baird Avenue  |
| Subdivision | East End          |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1C7           |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |

|                 |                                       |
|-----------------|---------------------------------------|
| Fireplace       | Yes                                   |
| # of Fireplaces | 2                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Back Lane, Back Yard, Garden |
| Roof              | Asphalt                      |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 37               |
| Zoning         | R-LD             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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