

# \$748,800 - 157 Chinook Drive, Cochrane

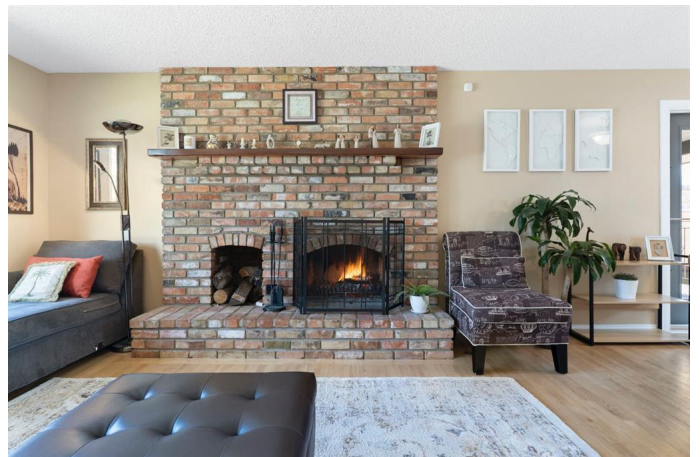
MLS® #A2214132

**\$748,800**

4 Bedroom, 3.00 Bathroom, 1,160 sqft  
Residential on 0.15 Acres

Cochrane Heights, Cochrane, Alberta

You are invited to our open house this Saturday, April 26th, from 1-4 pm at 157 Chinook Drive. This warm and inviting home offers the perfect combination of space, comfort, and location, backing onto Cochrane's tri-schools (elementary, middle, and high school), creating this private oasis. The main floor features three bedrooms, a 4-piece bathroom, and a comfortable primary bedroom with a private 2-piece ensuite. The bright, open-concept updated kitchen is designed for both everyday living and entertaining with a breakfast bar island and a seamless flow into the dining and living spaces. A wood-burning, brick-faced fireplace adds cozy charm to the naturally bright living room. All new windows in the home including a new window in the dining room providing great views of the Cochrane hill. Descend downstairs to find a fully finished lower level that expands your living space with a large rec room, fourth bedroom, 3pc bathroom, spacious laundry room, and tons of storage. Step outside and enjoy the east-facing backyard - a true outdoor retreat. It's beautifully landscaped, fully fenced, and features raised garden boxes for growing your own veggies or flowers. A greenhouse adds even more potential for year-round gardening, while the oversized covered balcony just off the dining room is perfect for a BBQ with friends and family, where you can enjoy morning and afternoon sun or just relax and hang out. The brick road leading to the attached carport, plus



an oversized detached garage, completes this amazing outdoor space. Located in the very desirable community of Cochrane Heights, you will want to check it out before it's gone.

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214132    |
| Price          | \$748,800   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,160       |
| Acres          | 0.15        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 157 Chinook Drive |
| Subdivision | Cochrane Heights  |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C1E3            |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 3                               |
| Parking        | Double Garage Detached, Carport |
| # of Garages   | 2                               |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

|                 |   |
|-----------------|---|
| Heating         | Forced Air                              |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Living Room, Wood Burning, Brick Facing |
| Has Basement    | Yes                                     |
| Basement        | Full, Walk-Up To Grade                  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Garden  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Street Lighting |
| Roof              | Asphalt  |
| Construction      | Metal Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 6                |
| Zoning         | R-LD             |

## Listing Details

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

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