

# \$380,000 - 3, 320 First Street E, Cochrane

MLS® #A2208077

**\$380,000**

3 Bedroom, 2.00 Bathroom, 1,316 sqft  
Residential on 0.08 Acres

East End, Cochrane, Alberta

Welcome home to the most unbeatable location in Cochrane! Spectacular end unit home with a single attached garage and 1323 square feet of living space. Spacious entrance greets you as you walk in to discover a beautifully designed home featuring neutral finishes. This level is thoughtfully designed with a laundry room, a convenient half bathroom, and a generously sized living room that can also be used as a bedroom. The living area is bathed in natural light, thanks to a large sliding patio door that opens directly onto a charming patio and the beautifully landscaped backyard—perfect for relaxing or entertaining! Head upstairs to a stunning space adorned with beautiful hardwood flooring and tile throughout. Large windows invite an abundance of natural light, enhancing the bright, airy, and open-concept design. The well-appointed kitchen features classic white appliances, laminate countertops, and white cabinetry, offering ample counter and storage space for all your culinary needs. The inviting living room boasts soaring cathedral ceilings, a cozy corner natural gas fireplace, and an adjoining dining area with sliding patio doors that lead to a private balcony—perfect for enjoying morning coffee or soaking in the sun. Two generously sized bedrooms provide comfortable accommodations for family or guests, while a stylish and functional 4-piece bathroom completes this level. The unfinished basement is a blank canvas awaiting your creative vision and design ambitions.



Meticulously clean. Close to all amenities, schools, parks, playgrounds, tennis/pickleball courts and walking paths. Pride of ownership is apparent in this home! Schedule your viewing today and see this beautiful home for yourself!

Built in 1998

### **Essential Information**

MLS® #	A2208077
Price	\$380,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3, 320 First Street E
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1Z2

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached, Stall
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

## **Additional Information**

Date Listed	April 7th, 2025
Days on Market	15
Zoning	R-MX

## **Listing Details**

Listing Office	2% Realty
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