

\$575,000 - 7 Benchlands Place, Cochrane

MLS® #A2249945

\$575,000

4 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.11 Acres

East End, Cochrane, Alberta

This is a wonderful Bungalow in the East End of Cochrane. It also has a fully finished basement. When this buyer bought the home the interior was stripped down to the studs. New wiring, new plumbing, new insulation, including the ceiling, vapor barrier, and Drywall. then the rest of the renovations began. Painting Cabinets with Granite countertops, an island with eating bar, Red Oak Hardwood floors throughout the main floor except for the bathroom. A new walk-in shower in the main bathroom, and sliding doors out to the back deck area. The basement was completely finished with a four piece bathroom, large family room with fireplace, two bedrooms and a laundry room. Carpet throughout except for bathroom and laundry room. A new Hot Water heater was put in in 2025. Furnace was replaced in 2007, Shingles replaced 2013-14, Vinyl siding 2002, and new decks in 2007. The kitchen has a built-in microwave that is not working and the carpet in the basement was partially taken up when the old hot water tank burst, so there is some damage to it at the entry to the laundry room and near the front of the bathroom. This home backs onto a PARK WITH A PLAYGROUND, ideal for children. This home is in a quiet Cul de Sac but also near walking paths to all over Cochrane. Make your appointment soon to see this one of a kind home.

Built in 1977



Essential Information

MLS® #	A2249945
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7 Benchlands Place
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1B8

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Central, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, City Lot, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	11
Zoning	R-1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.