

# \$379,900 - 341 Sibbald Street, Cochrane

MLS® #A2256193

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.06 Acres

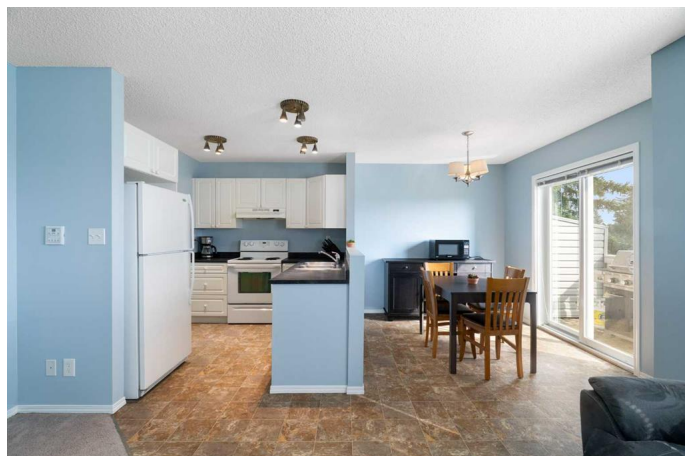
East End, Cochrane, Alberta

END UNIT | FENCED YARD W/GATE ACCESS | SINGLE CAR GARAGE | BALCONY Welcome home to 341 Sibbald Street. This end-unit townhome is perfect for those wanting space and a fenced backyard. The main floor receives lots of light thanks to high ceilings and lots of windows. The L-shaped kitchen is open to the dining area and provides access to your backyard deck with stairs into your fenced yard with gate access. The upper level features three HUGE bedrooms including the primary, which has its own private balcony, perfect for morning coffee or a glass of wine. The basement is unfinished, but has a bathroom rough-in if desired. A single-car garage (manual door) will protect your vehicle or other items. Located in the East End of Cochrane and close to parks, an outdoor ice rink, schools, shopping, and restaurants.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256193  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,420     |
| Acres          | 0.06      |



|            |               |
|------------|---------------|
| Year Built | 2011          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 341 Sibbald Street |
| Subdivision | East End           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 0P4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Laminate Counters, Pantry                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Back Yard, Lawn       |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |

ZoningR-MX

Listing Details

Listing OfficeFirst Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.