

\$759,000 - 224 Ross Avenue, Cochrane

MLS® #A2215358

\$759,000

3 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.23 Acres

East End, Cochrane, Alberta

Welcome to 224 Ross Avenue! This beautifully renovated modern bungalow, located on a quiet street in East End Cochrane, offers over 1900 sq ft of living space and is ideal for growing families, those looking to downsize, or as a smart investment. You'll appreciate the convenience of being within walking distance of numerous restaurants, grocery stores, coffee shops, parks, and schools.

This property, situated on a spacious corner lot exceeding 10,000 sq ft, presents a fantastic opportunity. With services already in place to the double detached garage, it offers exciting potential for creating additional living space or for future redevelopment.

Inside, this bright and spacious 3-bedroom, 2-bathroom home can easily be converted into a 4- or 5-bedroom layout. It boasts all-new 200 amp electrical, plumbing, vinyl windows, flush ceilings with pot lights, new shingles, spray foam insulation, egress windows, and secondary electric heating in the basement as well as durable DuraDeck on the front step.

The inviting open-concept main floor features luxury vinyl plank flooring and ample storage throughout. The spectacular kitchen is an entertainer's dream, complete with stainless steel appliances, a built-in microwave, pantry with drawers, and granite countertops with plenty of space at the breakfast bar.



Beyond the kitchen, through stylish sliding barn doors, is a versatile space currently used as a living room with a view of the backyard. This area could also serve as a dining room, a main floor office, or another bedroom. At the front of the home, the current dining room overlooks the front yard, offering an extra-large space that could easily be transformed into a living room/dining room combination. Off the kitchen are two generously sized bedrooms and a 4-piece bathroom. Also accessible from the kitchen is the back entrance, which is open to the basement and provides plenty of well-designed storage for outdoor clothing and other items.

Downstairs, you'll find an inviting and spacious recreation/family room with the same high-end finishes as the main floor with three oversized windows that fill this space with natural light. Enjoy movie nights, game tables, or a dedicated play area – the possibilities are endless. A spacious third bedroom and a convenient full bathroom are also located on this level, perfect for guests. The basement is completed with a laundry room featuring built-in cabinets and a folding area, along with even more storage. The basement of the property is designed to accommodate a future second bedroom while still providing plenty of space for various activities..

Outside, the expansive, fully landscaped yard is enclosed by a chain-link fence and includes a double detached garage. The exposed concrete patio is an ideal spot for warm weather relaxation or cozy evenings by a fire pit.

This amazing property could be your next investment or your new home!

Book a showing today to experience all that 224 Ross Avenue has to offer.

Built in 1959



Essential Information

MLS® #	A2215358
Price	\$759,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.23
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	224 Ross Avenue
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W1

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed, Corner Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Cement Fiber Board
Foundation	Other, See Remarks

Additional Information

Date Listed	April 30th, 2025
Days on Market	47
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.