

\$735,000 - 404 William Street, Cochrane

MLS® #A2219574

\$735,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft
Residential on 0.35 Acres

East End, Cochrane, Alberta

Welcome to this iconic home in Cochrane's charming East End! Situated on a generous lot feeling much larger than 0.35 acres, this property offers ample space and exceptional potential. Located on a corner lot across from the beloved "blue park" and outdoor skating rink, you'll enjoy breathtaking MOUNTAIN VIEWS from both inside and outside the home.

The character and charm of this older home shine through, even amidst its many thoughtful updates. With two driveways and abundant parking, this home also qualifies for an accessory suite (pending approval and permit from the Town of Cochrane) – an excellent opportunity for extended family living or future rental income.

The property boasts a 23x23 oversized, heated garage with 220V power, and a side driveway perfect for your RV, boat, or other toys. Step inside and you'll find a welcoming main floor featuring a large family room to your left – easily adaptable to a 4th bedroom or home office, adding just under 600sq/ft of additional living space! Just a few steps up, the living room will capture your heart with a large picture window that perfectly frames the stunning views and a new wood-burning fireplace insert for cozy evenings.

The kitchen is both functional and stylish, complete with stainless steel



appliancesâ€”including a gas stoveâ€”and designed to let you prep dinner while soaking in the serene surroundings. Step out onto the composite back deck with convenient storage underneath, and take in the gorgeous stone landscaping that adds character and curb appeal.

Upstairs, you'll find 3 bedrooms and 2 bathrooms, each enjoying plenty of natural light and mountain views. Notable upgrades include a new roof, updated window coverings, kitchen enhancements, air conditioning, and fresh paint throughout.

This is truly a one-of-a-kind property where vintage charm meets modern livingâ€”a must-see in the heart of Cochrane.

Built in 1963

Essential Information

MLS® #	A2219574
Price	\$735,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.35
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	404 William Street
Subdivision	East End
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 1C8

Amenities

Parking Spaces	10
Parking	Additional Parking, Asphalt, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Oversized, Parking Pad, RV Access/Parking, See Remarks
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	41
Zoning	R-LD

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.