

# \$709,000 - 148 Baird Avenue, Cochrane

MLS® #A2205808

**\$709,000**

5 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.14 Acres

East End, Cochrane, Alberta

5 BEDROOMS | 2nd KITCHEN | 2nd LAUNDRY | DETACHED GARAGE | EXTENSIVELY RENOVATED | This East End bi-level home offers a great investment opportunity, or functional layout. As you enter you'll be greeted by a bright and inviting living room, featuring a cozy white brick fireplace that adds warmth and character to the space. The kitchen is complete with a breakfast nook, a window that lets in plenty of natural light, and direct access to the backyard, ideal for summer BBQs and outdoor gatherings. The main level features three comfortable bedrooms, including the primary bedroom with its own 2-piece ensuite for added privacy and convenience. A 4-piece bath serves the rest of the upper level, and a washer/dryer combo is tucked away in the hallway for convenience. The fully finished basement is finished with a 2nd kitchen offering a second living room with another fireplace, a peninsula-style kitchen, two additional bedrooms, 3-piece bath, separate laundry area in the utility room and a separate entrance. The backyard is an outdoor retreat with garden boxes perfect for growing your own vegetables, along with perimeter trees and shrubs providing a natural, serene ambiance. The double detached garage leads to the back lane, adding extra convenience for parking and access. Located in Cochrane's East End, this home has quick access to downtown shopping, restaurants and the 1A highway. The neighbourhood also offers outdoor recreation with tennis and pickle



ball courts, playgrounds, and scenic walking trails

Built in 1974

### Essential Information

MLS® #	A2205808
Price	\$709,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	148 Baird Avenue
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1C7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	16
Zoning	R-LD

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.