

# \$536,000 - 408 First Street E, Cochrane

MLS® #A2265474

## \$536,000

3 Bedroom, 1.00 Bathroom, 1,087 sqft  
Residential on 0.30 Acres

East End, Cochrane, Alberta

**\*\*Attention\*\*** Lots of Potential for this large lot in the East side of Cochrane. This 1962 home is situated on a huge 13,218 sq foot lot with back alley access, not many lots this big in Cochrane. The home will need some TLC but has a newer furnace (approximately 5 years old), hot water tank and asphalt shingles (approximately 2014). The upper level of the home has 3 entrances and consists of a Kitchen, dinning, family room, 3 bedrooms and a 4 pc bathroom. The lower level has 1 bedroom, recreation area, storage and laundry hook ups. From the kitchen patio doors is the large north facing composite deck, back yard and oversized single garage. The entrance to the property is a concrete driveway big enough for 5 cars. Property is close to (walking) downtown Cochrane old and new, with all the amenities needed. Across the street is a tennis court, close to a playground and Cochrane Christian Academy school. Zoned as Residential Low Density.

Built in 1962

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265474  |
| Price          | \$536,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,087     |



|            |             |
|------------|-------------|
| Acres      | 0.30        |
| Year Built | 1962        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 408 First Street E |
| Subdivision | East End           |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1C7            |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 6                                                                           |
| Parking        | Single Garage Detached, Additional Parking, Alley Access, Concrete Driveway |
| # of Garages   | 1                                                                           |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full                    |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                        |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Aluminum Siding                                                                         |
| Foundation        | Block                                                                                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 14   |
| Zoning         | R-LD |

## **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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