

# \$685,000 - 18 Carolina Crescent, Cochrane

MLS® #A2229040

## \$685,000

4 Bedroom, 3.00 Bathroom, 1,324 sqft  
Residential on 0.14 Acres

East End, Cochrane, Alberta

Welcome to 18 Carolina Crescent – located on one of the most charming streets in Cochrane’s desirable East End! This spacious bi-level home offers over 2,400 sq ft of living space and a range of exciting possibilities.

Whether you're looking for a beautiful family home, a mortgage helper (with potential to legalize a basement suite – pending Town of Cochrane application and approval), or an income property to rent both up and down, this property has you covered.

The home features 3 bedrooms on the main level and 1 large bedroom downstairs (with space to create a second if desired). Thoughtful design includes multiple access points: a front entrance, patio doors off the main-level deck, and separate front and rear entrances to the lower level – one through the attached garage and another directly into the lower level.

The large, fenced front yard includes a cozy patio area, while the backyard offers a spacious deck with built-in seating, a hot tub, and more fenced outdoor space – perfect for families or entertaining. 23 x 21" shop in the back with alley access is a bonus!

Inside, just a few steps up, you’ll find a central kitchen with stainless steel appliances and a gas stove. The inviting front living room



features a gas-start wood-burning fireplace, and the adjacent dining area opens onto the deck. Down the hall are 3 bedrooms, including the primary suite with a walk-in closet and private 3-piece ensuite. A 4-piece bathroom completes the main level.

The lower level boasts a generous family room, a massive bedroom, 3-piece bath, cold storage room, and a central area ready for kitchen development (again, subject to town approval). There's also direct access to both the garage and backyard from this level.

Enjoy all that the East End has to offer—easy access to Cochrane's historic downtown, scenic river paths, parks, schools, and pickleball courts. Plus, you're just 15 minutes to NW Calgary via Highway 1A.

This home must be seen in person to fully appreciate its potential and spacious layout. Book your showing today!

Built in 1982

**Essential Information**

MLS® #	A2229040
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,324
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	18 Carolina Crescent
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1C6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 8th, 2025
Days on Market	14
Zoning	R-LD

### **Listing Details**

Listing Office	The Real Estate District
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