

# \$675,000 - 18 Carolina Crescent, Cochrane

MLS® #A2229040

**\$675,000**

4 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.14 Acres

East End, Cochrane, Alberta

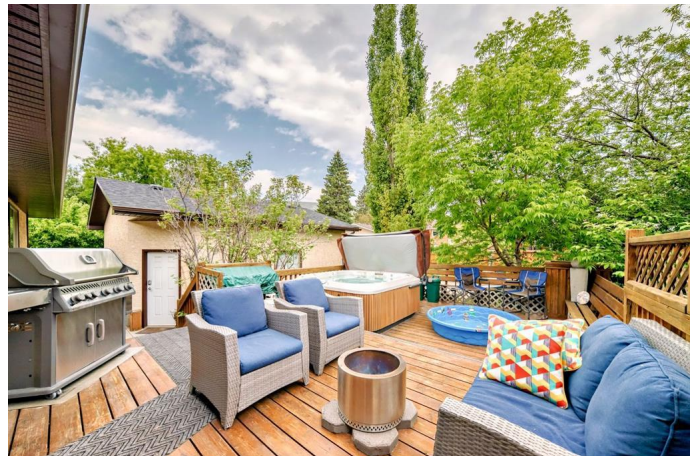
Welcome to 18 Carolina Crescent â€” located on one of the most charming streets in Cochraneâ€™s desirable East End! This spacious bi-level home offers over 2,400 sq ft of living space and a range of exciting possibilities.

Whether you're looking for a beautiful family home, a mortgage helper (with potential to legalize a basement suiteâ€”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 levelâ€”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 spaceâ€”perfect for families or entertaining. 23 x 21" shop in the back with alley access is a bonus! Extra Parking? Man Cave? Teen Cave? So many options!

Inside, just a few steps up, youâ€™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          | \$675,000   |
| 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 | 55             |
| Zoning         | R-LD           |

## Listing Details

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

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