

## 72 Cochrane Lake Trail Cochrane Lake, Alberta

**MLS # A2266092**



# \$1,068,000

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                    |               |                   |
| <b>Size:</b>     | 2,888 sq.ft.                                        | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 5                                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.59 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Lake, Landscaped, Lawn, No Neighbours Behind, Treed |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                            | <b>Zoning:</b>    | HR-1 |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, High Ceilings, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Appliances in Basement Suite: Refrigerator, Stove, Microwave Other Equipment: Fire Pit, All Lighting Fixtures Attached, Curtains, All Window Coverings, TV Wall Mount(s), Outdoor Shed, Chicken Coop

Nestled along the tranquil shores of Cochrane Lakes, this beautifully updated residence offers breathtaking lake views from nearly every room. Thoughtfully designed with timeless character and modern comfort, this home blends warmth, function, and style across all levels. As you enter, you'll immediately notice the freshly tiled entryway and the bright, welcoming layout that's perfect for entertaining. To your right, the fully renovated kitchen impresses with new appliances, counters, ducting, and paint, while the adjoining dining area is ideal for family gatherings. The breakfast room flooring has been redone, adding a touch of modern flair, and the formal dining room has been freshly painted. The living room offers a cozy retreat with a floor-to-ceiling brick fireplace, rebuilt and painted shelving, and floor-to-ceiling windows that frame the stunning water views. The home's wood beams and shiplap detailing—now professionally painted—add character and warmth throughout. Upstairs features five bedrooms, all freshly updated with new carpet (2025) and a fully renovated main bathroom complete with new tile, tub, sink, toilet, and walls. The primary bedroom offers peaceful lake views and space to unwind. The basement is fully finished with a second kitchen, fireplace, large den, and recent updates including new stairway carpet (2025), bedroom paint, and a new vanity in the bathroom—perfect for guests, extended family, or to be used as a legal suite. The list of recent improvements is extensive and includes: \* New roof and eavestroughs (2025, previously 2023) \* Exterior paint \* New front entry deck and side decking with stairs \* Replaced upper deck and railing (lower deck ready for completion) \* New fencing on both sides of the yard \* Driveway resealed \* New front yard storage shed \* Completely renovated

laundry room with new flooring, shelving, and appliances \* Half bath renovation \* Updated tiled flooring in entry and kitchen \* New carpet throughout upper and basement stairways (2025) Outside, enjoy your massive upper deck overlooking Cochrane Lakes, perfect for morning coffee or sunset gatherings. The expansive yard offers privacy, mature landscaping, and a peaceful setting just minutes from the Town of Cochrane. This property combines modern updates, rustic charm, and unbeatable lakefront views—a truly rare opportunity to own a piece of serenity so close to town.