$699,000 - 6 Benchlands Drive, Cochrane

MLS® #A2205213

$699,000
4 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 0.11 Acres

East End, Cochrane, Alberta

Welcome to 6 Benchlands Drive â€“ Where Rustic Charm Meets Modern Elegance.

This beautifully updated 1978 bungalow offers the perfect blend of timeless character and luxurious modern upgrades, in one of Cochraneâ€™s most secluded, and established communities. With just over 2,000 sq. ft of fully developed living space, 4 bedrooms, 3 bathrooms, and nearly every corner tastefully updated in 2024, this home is truly move-in ready and packed with value.

From the moment you enter, the vaulted wood-panelled ceilings and wood-burning fireplace create a cozy, rustic ambiance that honours the homeâ€™s original charm. Yet every detail has been modernized for todayâ€™s lifestyle. The fully renovated kitchen (2024) features all-new appliances, quartz countertops, elegant cabinetry, convenient centre Island, and seamless flow into the bright and open living and dining areas. New flooring throughout (2024), fresh paint, and updated lighting elevate the space with a clean, contemporary feel.

The main level offers three bedrooms, including a peaceful primary suite with a private 4-piece ensuite, and a convenient walk-in closet. Two additional bedrooms are ideal for children, guests, or a home office, and share a beautifully finished 4-piece bathroom.

Head downstairs to a large basement Rec Room, with tons of space for a home gym, TV room or work space with a large desk and feature wood panelled wall, ideal for working or relaxing. The 4th bedroom is spacious, tucked away for privacy, and is served by a modern 3-piece bathroom. Youâ€™ll also find a huge storage room and a well-equipped laundry area with a brand new washer and dryer (2024) and double utility sinks for added convenience.

Outside, enjoy stunning mountain views from your front patio, or unwind in the private backyard oasis, featuring a large deck, fire pit, gas BBQ hook-up, and no rear neighboursâ€”just peaceful Caroline Godfrey Park Ravine. Nature lovers will appreciate the endless walking trails and Bow River views just minutes from your door.

Major upgrades include:
New roof, downspouts, eavestroughs, and asphalt driveway (2024)
New front door (2022), windows (2014), hot water tank (2021), and a meticulously well-maintained furnace.

Ideally located in Cochraneâ€™s desirable east end, this home is tucked away on a quiet street with only one way in and out, providing privacy while still being close to it all. Youâ€™re just minutes from Main Street, restaurants, grocery stores, schools, parks, sports fields, and pathway systems connecting the entire community.

Pride of ownership is evident throughout this thoughtfully updated home. Donâ€™t miss your opportunity to experience the perfect balance of rustic charm, modern luxury, and unbeatable location. Book your private showing today :)

Built in 1978

Essential Information

MLS® #	A2205213
Price	$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6 Benchlands Drive
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1C1

Amenities

Parking Spaces	2
Parking	Asphalt, Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Blower Fan, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	35
Zoning	R-LD

Listing Details

Listing Office	Real Broker

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