

80 Cochrane Lake Trail
Cochrane Lake, Alberta
MLS # A2267570

\$1,550,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,854 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Lake, Landscaped, Many Trees, No Neighbours		

Heating:	Boiler, Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Radiant Heat	Water:	Well
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R/URB
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Wet Bar		
Inclusions:	85-inch Sony Bravia Smart TV, Conventional Microwave, Energy Star Qualified Washer/ Dryer Stacked, Energy Star Qualified Gas Water Heater		

Experience refined luxury and versatility in this immaculately maintained, spotless, and exceptionally designed detached home, featuring a triple oversized attached garage and one bedroom walk-out basement. Designed with sophistication and comfort in mind, this home is the perfect blend of timeless elegance and modern convenience — ideal for multigenerational living. Set on a beautifully landscaped and fully fenced lot, this home captures attention with its architectural excellence and thoughtful layout across three meticulously finished levels. Step through the grand front entrance into a sun-filled open-concept main floor, where gleaming floors, high ceilings, expansive windows create an atmosphere of openness and light. At the heart of the home lies a chef-inspired gourmet kitchen, featuring high-end appliances, a sleek gas cooktop, and abundant cabinetry that combines function with flair. Complementing this is a large pantry and a kitchen island, ideal for preparing elaborate meals while spending time with family and friends. A custom-designed mudroom seamlessly connects the home to the garage, providing exceptional organization with built-in storage — a true luxury for active family living. Upstairs, discover a stunning primary bedroom, complete with its own private ensuite with a steam shower room and walk-in closet, ensuring unparalleled comfort and privacy. On this level you will also find the other 2 bedrooms and a 4 piece bathroom. A bonus room offers flexible space for a media lounge, home office, or playroom, while the convenient upper-level laundry adds ease to everyday routines. The professionally developed basement features a private entrance, offering a spacious and bright bedroom (with its own full ensuite), a bright open-concept family/game area, and a gym/flex area with beautiful views of the lake. The landscaped backyard

features a beautiful stone patio and a gazebo, perfect for summer barbecues, evening gatherings, or simply relaxing in a peaceful outdoor setting. This rare offering combines space, luxury, and versatility in one exceptional property, perfect for anyone seeking an elevated lifestyle in a serene lakeside community. Situated conveniently close to Cochrane (5 minutes away) for easy access to shopping and schools, while still providing a relaxed retreat to unwind after a busy day, this location is one of the most suitable in Rocky View County.