

\$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 – 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! Extra Parking? Man Cave? Teen Cave? So many options!

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	\$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 22
Zoning R-LD

Listing Details

Listing Office The Real Estate District

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