

\$839,900 - 806 Hwy 652, Cochrane

MLS® #T12163980

\$839,900

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Cochrane, Cochrane, Ontario

This fully bricked raised bungalow, built in 1990, offers approximately 1,400 sq.ft. of living space and sits on a beautiful 8.14-acre lot just 1.4 km from Tim Horton Events Centre. The main floor features a spacious entrance, three bedrooms, an updated 5-piece bathroom (2012), a sunken living room with crown moulding, and a bright open-concept kitchen renovated in 2018 with new cupboards, countertops, sink, taps, and appliances. The dining area leads to a rear deck and a three-season sunroom (installed 2017). The fully finished basement includes a large rec room with a natural gas fireplace (2006), two additional bedrooms, a second 4-piece bathroom, laundry room (updated in 2018), storage, and a utility room. A detached heated 3-bay garage (30x50, built in 1999) features a 2-piece bathroom, built-in cupboards, a natural gas heater (2003), wood stove (2017), and dehumidifier, with roof shingles replaced in 2019 and repainted cupboards/doors in 2020. A second cold storage garage (24x32) was added in 2018. Notable updates include a natural gas furnace (2005), hot water tank (2003), water softener and sulfur guard (2010), lockstone driveway and flower beds (2010), new shingles on the home (2012), upstairs windows and doors (2019), Aero seal ducts (2015), Generac generator (2017), replaced air exchanger (2023), and new basement windows (2024). The home has been meticulously maintained and updated, offering the perfect blend of space, functionality, and



country charm just minutes from town
amenities. (id:6289)

Essential Information

Listing #	T12163980
Price	\$839,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	806 Hwy 652
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Gazebo, Sump Pump
Parking Spaces	13
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water purifier, Water softener, Water Treatment, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	598.3 x 1260.4 FT ; YES 5 - 9.99 acres
Foundation	Block

Listing Details

Listing Office BOREAL REAL ESTATE LTD.



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