

\$389,000 - 33 Benchlands Drive, Cochrane

MLS® #A2217308

\$389,000

2 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.09 Acres

East End, Cochrane, Alberta

Welcome to 33 Benchlands Drive, nestled in East Endâ€™one of Cochraneâ€™s most established and sought-after communities where pride of ownership shines. This spacious 2-bedroom + den, 2-bathroom move-in-ready residence offers one lucky family the chance to call it home.

From the moment you arrive, youâ€™ll appreciate the elegant curb appeal. Step through the front door and take in the open-concept layout and stylish upgrades that define this beautiful property. The heart of the home is the expansive living room, ideal for both casual evenings and formal gatherings.

The kitchen boasts an abundance of rich maple shaker cabinetry and seamlessly connects to a bright dining areaâ€™perfect for morning breakfasts or hosting family dinners. Just off the kitchen, step out to a large, fully fenced backyard with a spacious deck, perfect for entertaining or keeping an eye on kids at play.

The generous primary bedroom easily accommodates a king-size bed and is accompanied by a full bathroom. The lower level is fully developed and includes a spacious bedroom, a versatile den, a spacious family room for movie nights, a 4-piece bathroom, laundry room, and extra storage.

Whether youâ€™re a growing family or an



investor looking for a standout opportunity, this home delivers. Located just minutes from local parks, schools, green spaces, and shopping, everything you need is right at your fingertips. Take your favorite pet for a walk along the community's scenic trails or simply enjoy the peaceful charm of this well-connected neighborhood.

Homes like this don't come to market often—book your showing today and discover why this home truly stands out.

Built in 1978

Essential Information

MLS® #	A2217308
Price	\$389,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	33 Benchlands Drive
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1C3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	R-MX

Listing Details

Listing Office	Power Properties
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