

\$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 | 5 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.