

# \$1,550,000 - 80 Cochrane Lake Trail, Cochrane Lake

MLS® #A2267570

**\$1,550,000**

4 Bedroom, 4.00 Bathroom, 2,854 sqft

Residential on 0.57 Acres

NONE, Cochrane Lake, Alberta

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.

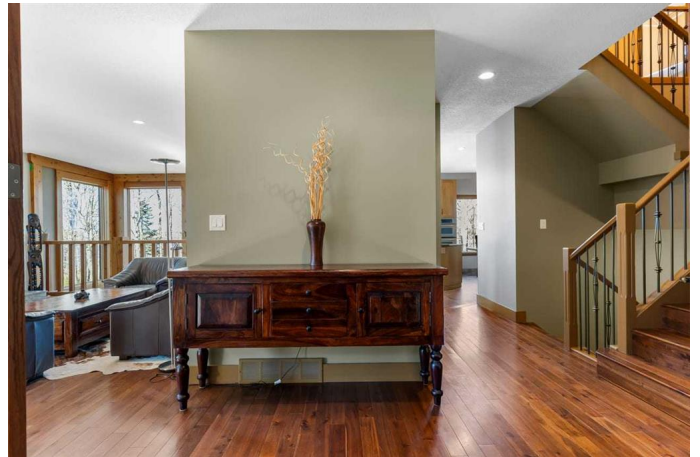
Set on a beautifully landscaped and fully fenced lot, this home captures attention with its architectural excellence and thoughtful layout across three meticulously finished levels.

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.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267570    |
| Price          | \$1,550,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,854       |
| Acres          | 0.57        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 80 Cochrane Lake Trail |
| Subdivision | NONE                   |
| City        | Cochrane Lake          |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 2A9                |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                  |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3                                                                                                  |
| Waterfront     | Lake                                                                                               |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Wet Bar                                                   |
| Appliances        | Convection Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Freezer, Garage Control(s), Gas Stove, Water Softener, Window Coverings |
| Heating           | Boiler, Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air                                                                                             |
| Cooling           | None                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                 |
| Fireplaces        | Wood Burning Stove                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Full                                                                                                                                                                                              |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage     |
| Lot Description   | Back Yard, Garden, Gazebo, Lake, Landscaped, Many Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stucco                                                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 31st, 2025  
Days on Market        1  
Zoning                      R/URB

**Listing Details**

Listing Office            One Percent Realty

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.