



THE
A-TEAM

**RE/MAX
FIRST**

4 WEST HALL Place, Cochrane T4C 1M5

MLS® #: **A2120947**

Area: **West Valley**

Listing Date: **04/08/24**

List Price: **\$674,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,340 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,351**

Low Sqft:

Ttl Sqft: **1,351**

DOM

41

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`3" x 7`11"	Living Room	Lower	15`2" x 17`3"
Kitchen	Main	11`7" x 14`10"	Breakfast Nook	Main	9`7" x 7`8"
Bedroom - Primary	Main	15`9" x 11`8"	Bedroom	Main	11`5" x 9`9"
Bedroom	Main	12`4" x 9`10"	Dining Room	Main	11`7" x 10`2"
4pc Ensuite bath	Main	4`11" x 7`3"	4pc Bathroom	Main	5`0" x 7`9"
Family Room	Basement	31`8" x 11`9"	Bedroom	Basement	9`11" x 11`4"
3pc Bathroom	Basement	6`0" x 9`6"	Storage	Basement	20`5" x 16`8"

Storage	Basement	8`10" x 6`4"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-LD	
Legal Desc:	9511144		Remarks
Pub Rmks:	Step into comfort and convenience with this charming 3-bedroom, 3-bath home nestled in the West Valley neighborhood of Cochrane. Tucked away in a peaceful cul-de-sac, this inviting residence is perfectly positioned within walking distance of parks, schools, the Bow River, and local shops. Boasting a spacious and airy main floor layout, a fully finished basement, and a heated double attached garage, this property offers practical living solutions with ample storage. The fully fenced backyard ensures both privacy and security for your family. Freshly painted and awaiting its new owners, this home presents a rare opportunity in today's competitive market. Don't miss out on the chance to explore this ideal family home! Call to arrange your private viewing and discover the comfort and functionality of this West Valley home		
Inclusions:	N/A		
Property Listed By:	RE/MAX Real Estate (Central)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











