



THE
A-TEAM

**RE/MAX
FIRST**

4 WEST TOWER Place, Cochrane T4C 1L2

MLS® #: **A2123079**

Area: **West Valley**

Listing Date: **04/15/24**

List Price: **\$668,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$27k, 11-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,855 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,214**
Low Sqft:
Ttl Sqft: **1,214**

DOM

34

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Faces Front,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **No Smoking Home,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 7`5"
Bedroom	Main	8`10" x 8`7"
Dining Room	Main	12`11" x 8`7"
Living Room	Main	11`11" x 15`7"
3pc Bathroom	Lower	7`10" x 6`7"
Bedroom	Lower	14`9" x 11`5"
Furnace/Utility Room	Lower	13`9" x 14`4"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`7"
Bedroom	Main	10`4" x 11`11"
Kitchen	Main	12`11" x 13`2"
Bedroom - Primary	Main	12`4" x 13`9"
Bedroom	Lower	13`1" x 10`6"
Game Room	Lower	14`11" x 23`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

9511144

Remarks

Pub Rmks:

FIVE BEDROOMS | ENSUITE | RV PARKING | This Bi-Level home sits in a serene cul-de-sac, conveniently close to parks, schools, Mitford pond, and the river. Updates abound, including vinyl flooring throughout the main level and a striking stone feature wall at the breakfast bar. A peninsula kitchen provides open viewing to the dining and living room. The spacious primary bedroom boasts a 4-piece en-suite and a generous walk-in closet. In addition to the primary suite are two bedrooms that could also be used as office/hobby rooms, and a 4pc bath. The basement provides ample living space with two good sized bedrooms and a large rec room, perfect for family movie nights. A 3pc bath, laundry room, and entrance to the garage completes the lower level. Outside, the expansive backyard offers a large deck, low maintenance landscaping with lawn and trees, ample space for children to play, and even room for RV parking. This home is truly a gem - don't hesitate to book your showing and find out why Living in Cochrane is Loving where you Live!

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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











