



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 WEST KERFOOT Place, Cochrane T4C 1J4**

MLS® #: **A2132126**      Area: **West Terrace**      Listing Date: **05/19/24**      List Price: **\$630,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **1990**      Abv Sqft: **1,320**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,328 sqft**      Ttl Sqft: **1,320**  
 Lot Shape:

DOM

**37**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Hardwood, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **High Ceilings, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`9" x 12`6"	Bedroom	Main	8`5" x 10`1"
Bedroom	Main	9`8" x 9`9"	Nook	Main	6`3" x 11`11"
Kitchen	Main	8`3" x 10`1"	Dining Room	Main	16`4" x 10`9"
Living Room	Main	12`7" x 16`4"	Laundry	Main	5`7" x 7`1"
Bedroom	Lower	12`3" x 12`11"	Family Room	Lower	22`6" x 15`3"
4pc Bathroom	Lower		3pc Ensuite bath	Main	
4pc Bathroom	Main				

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-LD**

**8810837**

Remarks

Pub Rmks: **Location is everything and this one just can't be beat! Here's your opportunity to own a FULLY FINISHED BUNGALOW on a quiet CUL-DE-SAC and within walking distance to schools, parks, the Bow River walking trails, shopping and restaurants. With a mature yard and double front attached garage, this could easily be your FOREVER HOME. You'll find three bedrooms on the main floor, including an ensuite, plus a large south facing living room with hardwood floors, vaulted ceiling and main floor laundry with BRAND NEW WASHER & DRYER. The kitchen and nook overlook the mature yard and oversized 2 level deck where you can enjoy your morning coffee and soak up the summer sun. There's even a brand new canopy cover to give you lots of shade options while enjoying your yard. The lower level has BRAND NEW CARPET, a fourth bedroom, another full bathroom, huge rec room with fireplace, a wonderful workshop for those at home projects plus tons of storage. The house was freshly painted and has been lovingly cared for. Bungalows are hard to find in Cochrane so this is an opportunity you don't want to miss.**

Inclusions:  
Property Listed By: **Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, garage opener with remotes, shed (washer & dryer are brand new)  
CIR Realty**

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





















