



THE
A-TEAM

**RE/MAX
FIRST**

25 WEST GISSING Road, Cochrane T4C 1L6

MLS®#: **A2165414**

Area: **West Valley**

Listing Date: **09/17/24**

List Price: **\$649,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 05-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

Lot Information

Lot Sz Ar: **8,318 sqft**
Lot Shape:

DOM

56
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Irregular Lot,Landscaped**
Park Feat: **Additional Parking,Alley Access,Concrete Driveway,Double Garage Attached,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`5" x 8`10"	Dining Room	Main	10`2" x 12`10"
Living Room	Main	17`0" x 12`0"	4pc Bathroom	Main	7`10" x 4`11"
Bedroom - Primary	Main	10`5" x 13`5"	4pc Ensuite bath	Main	8`5" x 5`0"
Bedroom	Main	11`8" x 11`8"	4pc Bathroom	Lower	8`0" x 5`0"
Exercise Room	Lower	8`8" x 11`2"	Flex Space	Lower	13`8" x 24`0"
Bedroom	Lower	14`0" x 11`7"	Laundry	Lower	11`4" x 10`2"
Storage	Lower	8`7" x 6`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9410724

Zoning:
R-LD

Remarks

Pub Rmks: **Charming AIR CONDITIONED BUNGALOW on a Spacious Corner lot with 2 GARAGES! This home boasts both a front double attached garage and a rear double detached garage—insulated and heated-ideal for ample parking, a workshop, or extra storage. Enjoy your mornings on the cozy, covered front porch, or relax in the bright and inviting living room featuring large bay windows. The open dining area, with side windows and a wall niche perfect for a cabinet or hutch, offers the perfect space for family meals. The bright kitchen is equipped with an abundance of cabinetry, a pantry, and sleek stainless steel appliances. A convenient access door leads you directly to the backyard, making it easy to enjoy outdoor dining or barbecues. The primary bedroom features a spacious walk-in closet and a 4-piece ensuite, while the second bedroom offers a large closet and easy access to the main 4-piece hallway bath. Downstairs, the lower level is designed for entertaining, with a massive recreation room complete with a cozy gas fireplace and mantle. You'll also find a third bedroom, another full bathroom, and an extra room perfect for a den, craft space, or home gym. The laundry room includes plenty of storage space to keep everything organized. The beautifully landscaped yard is a tranquil retreat with an abundance of trees, bushes, and a shed. There's also a firepit, dog run, and deck for outdoor gatherings. Don't miss out on this unique opportunity! Book your showing today!**

Inclusions:
Property Listed By: **na**
First Place Realty

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











