



THE
A-TEAM

**RE/MAX
FIRST**

12 WEST BOOTHBY Crescent, Cochrane T4C 1L9

MLS®#: **A2165804** Area: **West Terrace** Listing Date: **09/14/24** List Price: **\$664,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,253 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,812**
 Low Sqft:
 Ttl Sqft: **1,812**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dock**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Laminate Counters,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`9" x 8`7"	Living Room	Main	12`2" x 12`0"
Dining Room	Main	9`7" x 11`11"	Family Room	Main	14`2" x 14`6"
Kitchen	Main	14`6" x 9`11"	Breakfast Nook	Main	14`0" x 9`11"
Office	Main	8`11" x 9`3"	2pc Bathroom	Main	5`4" x 4`11"
Laundry	Main	5`4" x 5`5"	Bedroom	Upper	11`9" x 9`0"
Bedroom	Upper	10`1" x 9`1"	4pc Bathroom	Upper	9`9" x 4`11"
Bedroom - Primary	Upper	12`3" x 13`3"	Walk-In Closet	Upper	12`3" x 4`10"

4pc Ensuite bath
3pc Bathroom

Upper
Basement

5`11" x 9`8"
4`11" x 8`0"

Bedroom
Flex Space
Legal/Tax/Financial

Basement
Basement

12`3" x 11`6"
13`8" x 29`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

9211199

Remarks

Pub Rmks:

Welcome to this stunning 1800 square foot detached home backing directly onto a serene park. Offering 4 bedrooms, 3.5 bathrooms, and a fully finished basement, this home provides ample space and comfort for the whole family. This rare 2 storey-split has much to offer! Step inside to find a bright and inviting main floor, featuring a vaulted ceiling, large windows, and a main floor office. The kitchen gives you plenty of cabinet space, stainless steel appliances, corner pantry, and a tranquil view out to greenspace. Upstairs, the primary bedroom is a great size and features a walk-in closet and a 4-piece ensuite, complete with a soaker tub and separate shower. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement provides even more living space including a second fireplace. Featuring a large recreation room, a fourth bedroom, and a newly renovated 3-pc bathroom, this space is just perfect for guests, teens, or extended family. The backyard is a true highlight, with a brand new spacious deck, fire pit area, large hot tub and direct access to the park, making it ideal for outdoor gatherings and family fun. Absolutely amazing location! Surrounded by parks and paths, and just a short walk to the Bow River, this home is a must-see. Schedule your private showing today!

Inclusions:
Property Listed By:

**Surround Speakers in Basement, Hot Tub, Pool Table and Accessories
eXp Realty**

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









