



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 WEST HALL Place, Cochrane T4C 1M5**

MLS®#: **A2167943**

Area: **West Terrace**

Listing Date: **10/17/24**

List Price: **\$835,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 07-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,927**  
Low Sqft:  
Ttl Sqft: **1,927**

Lot Information

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

DOM

**34**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Level,Street Lighting**  
Park Feat: **Concrete Driveway,Double Garage Attached,On Street**

Parking

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

Utilities and Features

Roof: **Shake**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting,Private Yard,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`11" x 15`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 11`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`2" x 13`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`8" x 5`1"</b>	<b>Office</b>	<b>Main</b>	<b>9`9" x 8`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>30`0" x 11`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`0" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 12`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 9`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`6" x 9`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`1" x 10`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`0" x 4`11"</b>

5pc Ensuite bath

Upper

11'3" x 5'11"

3pc Bathroom  
Legal/Tax/Financial

Basement

8'8" x 6'11"

Title:  
**Fee Simple**  
Legal Desc:

9511144

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**Welcome to your dream home! This beautifully renovated property in West Valley offers modern elegance and convenience throughout. Step inside to discover an inviting main floor featuring refinished Red Oak HARDWOOD FLOORS that seamlessly flow into the NEWLY INSTALLED upstairs flooring. The gourmet kitchen is a chef's delight, boasting ALL-NEW CABINETS, a stylish hood fan, and high-end STAINLESS STEEL APPLIANCES. The adjacent dining room features BUILT-IN CABINETRY that complements the kitchen perfectly. Relax in the spacious living room, highlighted by VAULTED CEILINGS and a high-efficiency WOOD BURNING FIREPLACE, ideal for cozy evenings. With updated LED LIGHTING throughout and AIR CONDITIONING, this home ensures both comfort and efficiency. Upstairs, you'll find three well-appointed bedrooms, including a luxurious master suite with a stunning 5-piece ENSUITE. Enjoy a DOUBLE VANITY, a spacious shower, and a relaxing SOAKER TUB. All bathrooms feature elegant NEW TILE flooring, and the laundry room offers added convenience. The fully finished, WALKOUT basement provides even more space with an additional bedroom, bathroom, and a family room complete with a GAS FIREPLACE —perfect for entertaining or unwinding. Additional features include a CENTRAL VACUUM system, permanent Gemstone exterior holiday lighting, and NEW energy-efficient triple-glazed argon Green Fox WINDOWS. The garage boasts two large STORAGE LOFTS, maximizing your storage options. With its extensive renovations, this home feels almost brand new. Don't miss the opportunity to make this stunning property your own! Schedule a showing today!**

Inclusions:  
Property Listed By:

**Over-the-Range Hood Fan, All Electrical Fixtures, Air Conditioning Unit, Basement Refrigerator  
eXp Realty**

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













