



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 WEST BOOTHBY Crescent, Cochrane T4C1L9**

MLS® #: **A2169370**

Area: **West Valley**

Listing Date: **09/29/24**

List Price: **\$569,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,414 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,247**  
Low Sqft:  
Ttl Sqft: **1,247**

DOM

**65**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Split Level**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,No Neighbours Behind,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Concrete,Mixed,Vinyl Siding**  
Flooring: **Slate,Tile,Wood**  
Water Source:  
Fnd/Bsm: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Window Coverings**  
Int Feat: **Sauna,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`6" x 10`0"	Kitchen With Eating Area	Main	11`7" x 10`1"
4pc Bathroom	Main	7`7" x 7`8"	Bedroom	Main	10`8" x 8`11"
Bedroom	Main	9`11" x 9`2"	Bedroom - Primary	Main	14`0" x 10`7"
Walk-In Closet	Main	5`8" x 3`11"	3pc Ensuite bath	Main	7`8" x 5`9"
Entrance	Lower	6`9" x 6`1"	Living Room	Lower	18`0" x 12`2"

Storage  
Walk-In Closet  
Sauna  
Flex Space

Basement  
Basement  
Basement  
Basement

16`2" x 12`2"  
4`1" x 3`9"  
4`11" x 3`3"  
18`5" x 15`0"

Bedroom  
2pc Bathroom  
Furnace/Utility Room  
Bedroom

Basement  
Basement  
Basement  
Basement

12`5" x 10`9"  
5`0" x 4`11"  
8`8" x 7`8"  
11`0" x 10`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9211199**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**Community, Schools and Convenience! Welcome to this FIVE BEDROOM Single Family Home in beautiful WEST VALLEY, Cochrane. Step inside this SPLIT LEVEL home to find room for everyone. Downstairs you will find 2 BEDROOMS, large LIVING ROOM with natural light, an EXTRA BATHROOM with SAUNA and a hidden LARGE STORAGE AREA. The main floor living room is a COSY OASIS with mature trees by the window and is open to the kitchen area above. Watch the deer graze as you sip on your morning coffee! This is where the SPLIT LEVEL shines. Kitchen and Dining area are open to living room on main floor; making family time and entertaining a breeze. On the upper floor you will find PRIMARY BEDROOM with ENSUITE, 2 ADDITIONAL BEDROOMS, FULL BATHROOM, KITCHEN and DINING AREA with access to BACKYARD DECK. The large backyard has MATURE TREES, FIREPIT, VEGETABLE GARDEN, FENCE and DETACHED GARAGE, perfect for a growing family who wants the versatility of an outdoor space. Additional features of the home include BRAND NEW front and back doors, BRAND NEW Primary bedroom windows, plus BRAND NEW Energy Efficient (ESC-180) main living room and upper dining room windows. ROOF REPLACED in 2021 in addition to new Washer, Dryer, Fridge and Microwave in 2021. Garage has INSULATED and HEATED work space with SEPARATE ELECTRICAL PANEL and will fit one vehicle with current configuration. The garden, the firepit, the sauna, the neighbourhood, close access to Mitford park and schools; make this home yours and start making memories today!**

Inclusions:  
Property Listed By:

**List in Supplements**  
**2% Realty**

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





















