



THE A-TEAM

RE/MAX FIRST

26 QUIGLEY Drive #27, Cochrane T4C 1M2

MLS® #: A2182680 Area: West Valley Listing Date: 12/18/24 List Price: \$435,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Cochrane
Year Built: 1992
Lot Information
Lot Sz Ar: 2,424 sqft
Lot Shape:
Access:
Lot Feat: Back Yard, Cul-De-Sac, Landscaped, Level
Park Feat: Single Garage Attached

DOM

3
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Cedar Shake
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Central Vacuum, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom, Bedroom - Primary, and Loft.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$428

Fee Simple

R-MX

Fee Freq:

Monthly

Legal Desc: 9211661

Remarks

Pub Rmks: **Welcome to the Village at West Valley in the picturesque town of Cochrane. This semi-detached villa style home has good living space with a partially developed basement. Upon entering the unit, you are greeted in the living area with a corner gas fireplace and vaulted ceilings giving the space a nice open feeling. The kitchen dining area has plenty of space for your dining room and good counterspace for all your meal planning. There is a bedroom and a 4-piece bathroom as well as your laundry completing the main floor. Upstairs there is a large primary suite that can easily accommodate a king-sized bed with walk through closet leading to your 4-piece ensuite, as well as a separate make-up table area. A loft area overlooking your living room that could be used as a bonus room, office, workout area, there are endless possibilities for the space. The basement has a finished room, other than that your basement is unspoiled. There is a large deck overlooking your fully fenced private back yard, great for a family pet to run (dogs under 50 lbs with approval are permitted). The backyard is nice and open and allows lots of sunshine into the yard. There is a single garage attached to the property. Cochrane has lots of amenities, restaurants, shopping, with a quick drive to the mountains. Come view this great property and Welcome Home!**

Inclusions: **Built in Radio System not working, sold As-Is**

Property Listed By: **RE/MAX Realty Professionals**

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









