



THE
A-TEAM

**RE/MAX
FIRST**

29 WEST EDGE Road, Cochrane T4C 1J4

MLS®#: **A2182999**

Area: **West Valley**

Listing Date: **12/12/24**

List Price: **\$599,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1990**
Lot Information
Lot Sz Ar: **5,486 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,328**
Low Sqft:
Ttl Sqft: **1,328**

DOM

9
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Smart Home,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`11" x 14`10"
Dining Room	Main	11`0" x 10`11"
3pc Ensuite bath	Main	8`5" x 4`10"
Bedroom	Main	9`11" x 8`8"
Game Room	Basement	14`8" x 12`2"
Kitchen	Basement	8`9" x 8`1"
Bedroom	Basement	16`9" x 8`3"

Room	Level	Dimensions
Kitchen	Main	10`6" x 9`5"
Bedroom - Primary	Main	14`8" x 11`0"
Bedroom	Main	10`5" x 9`0"
4pc Bathroom	Main	9`1" x 4`10"
Exercise Room	Basement	8`8" x 6`9"
Bedroom	Basement	13`11" x 11`5"
3pc Bathroom	Basement	7`2" x 5`3"

Laundry
Storage

Basement
Basement

8`3" x 6`6"
9`7" x 7`7"

Storage

Basement

11`9" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

8910838

Remarks

Pub Rmks:

*****Open House Cancelled*** This FULLY RENOVATED BUNGALOW, transformed over the last 5 years, combines modern upgrades with practical design to create an inviting and functional living space. The home features a long list of improvements including new exterior GEMSTONE LIGHTING, WINDOWS, LVP flooring, fresh PAINT, new TRIM, KNOCKDOWN CEILINGS, a high-efficiency FURNACE, and a new HOT WATER TANK. On the main floor, the layout has been completely opened up, maximizing the space. The fully RENOVATED KITCHEN is complete with sleek stainless steel SMART APPLIANCES, classic white cabinets, QUARTZ COUNTERS a farmhouse sink, and PULL-OUT DRAWERS in the wall of cabinetry. The kitchen flows seamlessly into the living room, which features a cozy WOOD-BURNING FIREPLACE. The living room is open to the spacious dining area, which includes BUILT-IN CABINETS and a dry bar, ideal for entertaining. PATIO DOORS have been added to the primary bedroom leading to the back deck, a walk-in closet, and a convenient 3-piece ensuite complete the space. Two additional bedrooms and a tastefully tiled 4-piece guest bathroom round out the upper floor. The basement is FULLY DEVELOPED and includes a separate LAUNDRY and storage room. The ILLEGAL SUITE features a large family room, two spacious bedrooms with NEW EGRESS WINDOWS, and a 3-piece bath, offering both comfort and privacy. Escape to the LARGE PRIVATE BACKYARD where you can enjoy relaxing under the gazebo in the hot tub. The fully fenced yard leaves plenty of room for kids and dogs to play and includes a double gate, allowing for POTENTIAL RV PARKING. The OVERSIZED DOUBLE detached HEATED GARAGE with EPOXY FLOORING, is only 5 years old and provides 220 wiring. Located just steps from MITFORD POND —perfect for fishing in the spring and summer months or skating in the winter—this home is within WALKING DISTANCE of SCHOOLS, local SHOPS, and offers EASY ACCESS to HIGHWAY 22. This beautifully renovated bungalow is fully equipped for SMART HOME CAPABILITIES offering the perfect blend of modern comfort and thoughtful design, making it an ideal home for families to grow.**

Inclusions:
Property Listed By:

**2 TV wall mounts, ikea storage units and shelving in entrance, hot tub and gazebo.
eXp Realty**

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











