



THE
A-TEAM

**RE/MAX
FIRST**

14 WEST CHAPMAN Place, Cochrane T4C 1J9

MLS®#: **A2184984** Area: **West Valley** Listing Date: **01/06/25** List Price: **\$690,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,126**
Lot Information Low Sqft:
 Lot Sz Ar: **7,700 sqft** Ttl Sqft: **1,126**
 Lot Shape:

DOM

16
Layout
 Beds: **5 (2 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Irregular Lot,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **In Floor,Forced Air** Flooring: **Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Humidifier,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Sauna,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`0" x 9`10"	Kitchen	Main	10`1" x 11`11"
Dining Room	Main	10`10" x 12`3"	Living Room	Main	13`0" x 14`7"
Bedroom - Primary	Main	11`1" x 11`5"	Bedroom	Main	9`5" x 10`9"
Laundry	Main	5`0" x 2`9"	Family Room	Lower	14`10" x 12`4"
Bedroom	Lower	10`1" x 10`7"	Bedroom	Lower	10`4" x 12`2"
Bedroom	Lower	6`10" x 11`10"	Sauna	Lower	5`0" x 7`0"

2pc Bathroom
3pc Bathroom

Main
Lower

3pc Ensuite bath

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

8910838

Remarks

Pub Rmks:

Welcome home to 14 West Chapman Place in the coveted, family-friendly Cochrane neighborhood of West Valley. This wonderful bungalow boasts over 2100 square feet of comfortable and very well thought-out living space. With abundant hardwood, two bedrooms up, with the primary featuring three-piece en-suite and a fully updated kitchen. Three more bedrooms down, another three piece bathroom, even a sauna! Add to all that an oversized double attached garage! Tucked away in the corner of a quiet cul-de-sac, you'll dream of the possibilities in the massive, pie-shaped back yard, backing directly onto the bike/ walking path. An easy three minute stroll down the path takes you to Mitford Park with its picnic sites, trails, rink and dog park. Outdoor living is yours with a large deck off the kitchen and a massive concrete side patio for more entertaining. Newer features include new roof and eavestrough, complete new kitchen /counters and backsplash, main level bathrooms, windows and much more. Your new home is walking distance to Quigley Drive and Highway 22 with all their shops and services. Schools, playgrounds and of course just minutes away from points west and your mountain getaways. See what pride of ownership means. Book a showing today!

Inclusions:
Property Listed By:

na
CIR Realty

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









