



THE
A-TEAM

**RE/MAX
FIRST**

34 WEST BOOTHBY Crescent, Cochrane t4c1I9

MLS® #: **A2186595** Area: **West Valley** Listing Date: **01/09/25** List Price: **\$568,500**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **5,409 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,238**
 Low Sqft:
 Ttl Sqft: **1,238**

DOM

23
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **3 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **See Remarks,Wood**
 Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Sauna**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`10" x 7`9"	4pc Bathroom	Main	7`7" x 7`9"
Bedroom	Main	13`2" x 8`11"	Bedroom	Main	13`2" x 9`2"
Dining Room	Main	12`7" x 9`0"	Foyer	Main	6`11" x 7`2"
Kitchen	Main	12`10" x 10`3"	Living Room	Main	18`0" x 12`2"
Bedroom - Primary	Main	14`0" x 10`7"	2pc Bathroom	Basement	4`11" x 5`0"
Bedroom	Basement	12`5" x 10`10"	Bedroom	Basement	13`6" x 10`1"
Laundry	Basement	8`7" x 8`1"	Game Room	Basement	15`1" x 20`6"

Storage	Basement	8`10" x 3`2"	Furnace/Utility Room	Basement	4`11" x 4`1"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-LD
Legal Desc:	9211199

Remarks

Pub Rmks: **5 BEDROOMS | ENSUITE | FINISHED BASEMENT | 23x23 DETACHED GARAGE | WORKSHOP in GARAGE | Welcome to this spacious 5-bedroom bi-level home in West Valley! An open main floor that features three generously sized bedrooms, including a primary suite complete with a 3-piece ensuite for added convenience and privacy. A peninsula kitchen boasts plenty of counter space and a cozy dining area, ideal for family meals and entertaining. The kitchen overlooks a large, bright living room, where ample windows fill the space with natural light, creating a warm and inviting atmosphere. Downstairs, a fully developed basement adds even more living space with a large recreational room, perfect for relaxation or entertainment. Two additional bedrooms are located downstairs, along with a full 3-piece bath and a sauna, providing a luxurious retreat for unwinding after a long day. Outside, the large, fully fenced backyard is a true standout, offering a deck for outdoor enjoyment while leaving plenty of room for the kids to play and explore. The home also features a double detached garage with convenient alley access. Recent improvements include; Shingles replaced 2021, Washer and Dryer 2022, new Energy Efficient Windows and Doors 2024 (front room, kitchen, primary bedroom, entry doors), Garage Door assembly replaced 2024(Bluetooth compatible), new toilets and faucets. Preserved Wood Foundation adds warmth in the winter months. Located in the family friendly neighborhood of West Valley, this home is close to schools, parks, biking paths, shopping, restaurants, veterinary services, and more! Seller will consider all offers!**

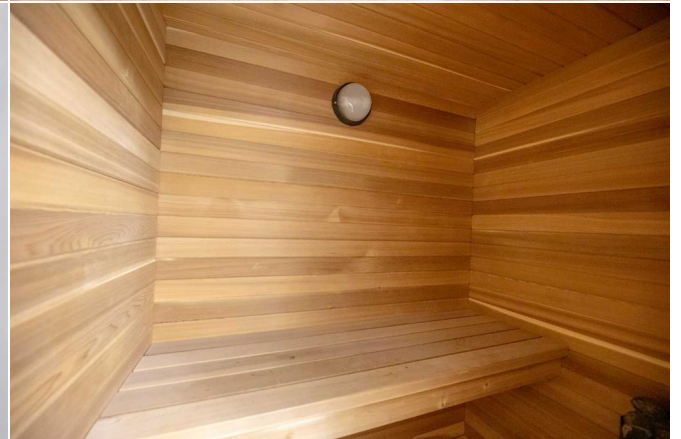
Inclusions:	N/A
Property Listed By:	Royal LePage Benchmark

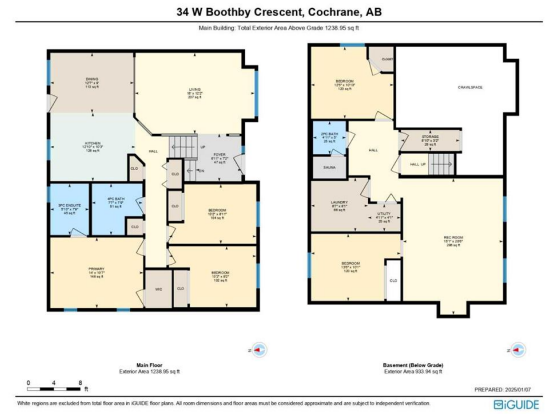
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











What represents included from this floor area is EXCEED floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.