



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 WEST GISSING Road, Cochrane T4C 1L6**

MLS®#: **A2197291**      Area: **West Valley**      Listing Date: **02/27/25**      List Price: **\$599,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **6,254 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,413**  
 Low Sqft:  
 Ttl Sqft: **1,413**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Garden,Lawn,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Oversized,RV Access/Parking,Stall,Workshop in Garage**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Storage,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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-LD**  
 Legal Desc: **9410724**

Remarks

Pub Rmks: **If you've been looking for an incredibly charming, non cookie cutter house to call home then look no further - you found it! This welcoming 4 bed, 2.5 bath home has**

a ton of curb appeal & is situated on an expansive 6253 sq foot lot on a quiet and peaceful street in the desirable community of West Valley. Prepare to fall in love once you step onto the quaint, covered front porch & into this naturally light filled home. You'll find a functional floorplan with a convenient ½ bath and main floor laundry room just off the front entry with new high end Miele laundry machines. Just off the front entry is a flex room currently being used as an office/play space w/a whimsical chalkboard feature wall - it would make a great future dining room if you're after a more formal place to entertain. The heart of this home is the spacious country style kitchen that boasts lots of counter space, plenty of room for your large table or future island w/stools. You'll love the back mudroom just off the kitchen, it leads to your private backyard oasis. The well-appointed, open concept living room gets absolutely sun soaked throughout the day and the corner gas fireplace creates a cozy ambiance during those cold Cochrane nights. Upstairs you will find a spacious primary retreat w/plenty of room for king-sized furniture, a 3 pc ensuite & walk in closet. 2 great sized bedrooms each w/beautiful views from their lrg windows, one with a custom built-in live edge desk, a linen closet & 4 piece bath complete the upper floors offerings. The partially finished basement boasts a media/family room which is perfect for movie nights as well as a 4th bedroom, plenty of storage space & potential for future development. The paradisaical private yard comes alive in the Spring, you'll find an abundance of berry bushes including saskatoon, honeyberry, blueberry and raspberries even a rhubarb plant. There are mature trees and raised beds for green thumbs. There's something for everyone in the seriously sunny yard including a custom built playhouse w/storage, a lower sunbathing deck perfect for BBQ'ing & privacy wall w/climbing hops along the backside, a rustic greenhouse as well as a 2nd shaded deck ideal for cooling off Summer is a great spot for a picnic table or swim spa. If you're lucky you can even see the Northern lights. There are extra parking spots at the back of the property great for those with RV's, work trailers, extra vehicles or for guests as well as an oversized, heated, double detached garage with welder plug & workshop extension. There are tons of pathways perfect for biking, playgrounds, 2 schools & a myriad of shops, restaurants & other amenities at your fingertips. Outdoor enthusiasts will love year round activities w/ the scenic Bow River, historic Ranchehouse & Mitford Pond where they can skate & fish all nearby. Dog owners will enjoy the off leash dog parks that are mins away. Cochrane life includes sightings of deer, bunnies, squirrels & even moose. Come make this house your home!

Inclusions: Hoodfan, Built-in-Desk in Upstairs Bedroom, Garage Remotes x 2 & Garage Opener (left brand new in box - not installed), 2 x Work benches in Garage (confirm which with Realtor)

Property Listed By: CIR Realty

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













