



GRASSROOTS
REALTY GROUP

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**34 West Hall Place
Cochrane, Alberta**

MLS # A2227611



\$574,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | West Valley | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,208 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Front Drive | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees | | |

| | | | |
|--------------------|---------------------------|-------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Wood | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 4-26-4-W5 |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vaulted Ceiling(s) | | |

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| Inclusions: | N/A |
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****Judicial Listing in West Valley, Cochrane**** Excellent opportunity to purchase a great family home with a classic brick and stucco exterior and an inviting paving stone walkway to welcome you home. Just inside the main entrance you will notice an open plan with vaulted ceilings and a generous kitchen with a large center island that includes a breakfast bar with plenty of storage, and separate dining area. Finishing the main floor is the large primary bedroom that boasts an ensuite with a tiled shower and separate vanity. The second bedroom completes the main level and is located near the 4-piece main bathroom. Downstairs you will find a spacious family/recreation room along with two additional large bedrooms. A comfortable den/home office provides flexibility for your work-from-home needs, and a 3-piece bathroom completes the lower level. Out back there is a private south-facing backyard with lush trees. Conveniently located only a short walk from Mitford K-8 school, as well as the scenic river pathway system, making it an ideal location for families. Don't miss the opportunity!