



**GRASSROOTS**  
REALTY GROUP

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## 8 West Mackay Crescent Cochrane, Alberta

**MLS # A2227790**



# \$600,000

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Level, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Tucked on a quiet street in the heart of West Valley, this 4 bedroom bi-level blends charm, space, and smart updates. The main floor features hardwood throughout, an open-concept living and dining area, and a refreshed kitchen with a granite island, new oven, and new dishwasher. The spacious primary suite includes a renovated 3-piece ensuite, while the second bedroom is across from a modernized 4-piece main bath. Downstairs, the bright renovated basement offers large windows, a generous third and fourth bedroom, 3-piece bath, and additional living space—ideal for a family room, office, or gym. Step out to the sunny south-facing double-tiered deck and enjoy the large, private backyard. Other features include a new roof (2023), ample storage, and a quiet location that’s walking distance to Mitford Park, Bow River pathways, Mitford School, the new French-language school, and just minutes from shops and restaurants. An ideal mix of comfort, location, and lifestyle in one of Cochrane’s most established communities.