



GRASSROOTS
REALTY GROUP

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**21 West Mcdougal Road
Cochrane, Alberta**

MLS # A2256453



\$599,000

Division:	West Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,163 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

5-Bedroom Family Home in Sought-After West Valley || Welcome to this inviting bi-level home, ideally located on a mature street in the desirable community of West Valley. With schools, parks, and shopping all within walking distance, this property is perfectly suited for family living. The main floor offers a warm and functional layout, featuring a cozy wood-burning fireplace with a gas lighter and plenty of natural light. The kitchen includes a charming window seat and ample cabinetry, creating a bright and welcoming space for family meals. Upstairs you'll find three bedrooms, including a spacious primary suite with double closets and a private 4-piece ensuite—an ideal retreat for parents. The fully developed lower level is designed with family in mind, offering a versatile layout with a large family room, games area, and two additional bedrooms. A spacious laundry room and dedicated storage ensure there's room for everything. Step outside to enjoy the spacious and private backyard, complete with back lane access, perfect for family gatherings, playtime, or simply relaxing outdoors. Recent updates include a new single detached garage, new deck, fresh paint throughout, and brand-new carpet in the basement, making this home move-in ready. With quick possession available, this property offers the perfect opportunity to settle into one of Cochrane's most established and family-friendly neighbourhoods. OPEN HOUSE SATURDAY, SEPTEMBER 13 1-4PM.