



GRASSROOTS
REALTY GROUP

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**52 West Edge Road
Cochrane, Alberta**

MLS # A2262912



\$725,000

Division:	West Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Hot tub

Welcome to this beautifully updated two-storey home offering style, comfort, and functionality. Situated on a quiet, tree lined street, this property features striking curb appeal with a double attached garage and a welcoming front entry. Inside, you'll be greeted by a bright foyer with soaring ceilings leading to a spacious open concept main floor. The living room showcases a stone faced gas fireplace and large windows that fill the space with natural light. The kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances featuring a Brand New fridge, a central island with seating, a stylish backsplash, and a generous dining area with views of the backyard. Upstairs, the primary suite impresses with its size, a HUGE walk in closet, and room for a cozy sitting area. Additional bedrooms offer flexibility for family, guests, or a home office. The updated bathrooms, with contemporary fixtures and finishes, add to the home's move-in-ready appeal. The fully finished basement extends your living space with a comfortable family room anchored by a second fireplace, an additional bedroom, and a modern bathroom perfect for guests or a growing family. Step outside to enjoy a private backyard with mature trees and plenty of space for entertaining, play, and relaxation in the hot tub. With thoughtful updates, modern finishes, and a layout ideal for both family living and entertaining, this home is ready to welcome its next owners. to read more about this home copy and paste the link ->> <https://cochrane-river-vista.lovable.app>