



**GRASSROOTS**  
REALTY GROUP

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**16 West McManus Road  
Cochrane, Alberta**

**MLS # A2274117**



**\$599,000**

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Triple Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Greenbelt, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	4-26-4-W5
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Gazebo, security cameras and equipment as is

Welcome to 16 West McManus Road in the desirable community of West Valley in Cochrane. Located direct across from park/playground giving you a clear view of the amazing sunrise! This home has a HUGE HEATED DETACHED TRIPLE CAR GARAGE! This dream garage will put a smile on any car enthusiasts face needing extra space or anyone that needs space for ATVs or workshop. The garage features a spacious workbench and 220v wiring. If you require RV Parking, there is more space beside the garage perfect for extra parking. Stepping into the home you will find a great layout with 2 bedrooms on the main with two full bathrooms. The beautiful, engineered hardwood leads you to the bright open kitchen/dinning area with direct access to the rear deck perfect for summer BBQ's. The vaulted ceilings lead you from the kitchen into the cozy living room where you will enjoy the gas burning fireplace on those frosty winter nights. On the lower level you will find two more bedrooms, full bathroom, and a Family room perfect for movie nights. Finishing off with a spacious laundry room and large storage room under the stairs. If all this wasn't already enough you will enjoy gathering in the backyard on those scorching summer nights under your gazebo while watching the sunset. This fantastic property will not last long so book your today!