



GRASSROOTS
REALTY GROUP

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**38 West Mcdougal Road
Cochrane, Alberta**

MLS # A2285506



\$525,000

Division:	West Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,049 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSEs Saturday & Sunday February 14 & 15 (11-1pm).....Exceptional value in this walk-out bi-level home with over 2,000 SF of living space in West Valley. Features include 4 bedrooms (2 up, 2 down), 2 full baths, a welcoming kitchen, dining and living area, spacious family/recreation room on the lower level, and a single attached garage backing onto GREEN SPACE. Upstairs offers an open layout with kitchen, dining, living room and 2 bedrooms plus a 4PC bath. Downstairs includes a large family room with wood-burning fireplace, dry bar, backyard access, 2 more bedrooms, 4PC bath, laundry, and storage. The attached garage (20.7 x 13.8) completes the home. Schedule your viewing today.