



**6 West Aarsby Road
Cochrane, Alberta**

MLS # A2297276



\$425,000

Division:	West Valley		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	922 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Single Garage Detached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Lawn, Level		

Heating:	Forced Air, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Separate Entrance		

Inclusions: Lower Suite appliances: Refrigerator, electric cooktop, microwave, dishwasher

This is it!! Attention Investors, first time home buyers and downsizers! I'd like to introduce you to this upgraded semi-detached home with legal suite in the desired neighbourhood of West Valley. This well cared for bi-level home is the perfect layout to allow both the upper and lower suites to have large, bright windows and loads of sunlight throughout the day! The upper suite features a modern kitchen with custom shaker cabinets, designer tile floor, a door to a private deck and room for a small kitchen table and chairs. The living room area is huge with room for all your guests and is the perfect spot to watch movies or enjoy a great book. There are also 2 large bedrooms that share a renovated 4-pce bathroom that complete the upper suite. Downstairs, you'll find a bright, open, spacious 1 bedroom suite complete with a bright, chef friendly kitchen, sit up island, large living room and another renovated 4-pce bathroom and large bedroom. Completing the lower level is a shared laundry room and storage area that makes this a wonderful rental property! This amazing property also comes with an oversized single detached garage offering lots of storage space plus another off-street parking spot. This ideal location is close to numerous amenities and backs on to a local playground. The generous rents make this a perfect investment holding property or great first property with a rental suite to help with the mortgage. Book your showing today! This one won't last!