



**18 West McDonald Place
Cochrane, Alberta**

MLS # A2297286



\$475,000

Division:	West Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,294 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MX
Utilities:	-

Inclusions: NONE

C/S - OPEN HOUSE CANCELLED... WOW — UNBELIEVABLE OPPORTUNITY to own this duplex with ONE OF THE LARGEST LOTS you'll find! Enjoy the backyard with SUNNY SW EXPOSURE, ideally positioned on a QUIET CUL-DE-SAC just steps from a LARGE PARK. Inside offers over 1,224 SQ FT ABOVE GRADE with a functional layout; 3 BEDROOMS, AND 2 FULL BATHROOMS. The main floor features a GENEROUS LIVING ROOM, SPACIOUS KITCHEN with AMPLE CABINETRY, and a LARGE EATING AREA. The FULLY FINISHED LOWER LEVEL adds additional living space with a LARGE FAMILY / REC ROOM, OVERSIZED WINDOWS, BRAND NEW FLOORING and a convenient 2-PIECE BATH. Complete with an OVERSIZED DOUBLE GARAGE, this is a home with ROOM TO GROW — inside and out. The home also comes with A/C and the POLY B was recently replaced.