



**8 West Aarsby Road  
Cochrane, Alberta**

**MLS # A2301923**



**\$479,900**

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** None

\*\*\*OPEN HOUSE THIS SATURDAY, APRIL 25th, FROM 1 - 3 PM\*\*\* OPPORTUNITY KNOCKS at 8 West Aarsby Road, a versatile semi-detached bi-level backing onto a green space and a park in the heart of West Valley. This 3-bedroom, 2-bathroom home is perfectly designed for first-time buyers or families looking for an adaptable floor plan with plenty of room to grow or a savvy investment property. The bright main floor features an open-concept living and dining area, a functional kitchen with ample counter space, and two spacious bedrooms and a 4-piece bathroom. The fully finished lower level significantly expands your living space, boasting a massive family room that is perfect for movie nights or a play area, a large third bedroom, and an additional renovated 4-piece bathroom. Outside, you'll enjoy a private yard with no neighbors behind and convenient off-street parking via the back lane. Situated just a 5-minute walk from local schools and steps away from Cochrane's extensive trail system, restaurants and dog parks. No Poly-B Home - recently completely replaced!