



**54 West McDougal Road  
Cochrane, Alberta**

**MLS # A2304556**



**\$589,900**

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Garage; Shelving, Wood Bench & Cabinets. Laundry; Shelving. Outside; Shed & Playhouse. All Curtains & Blinds; throughout. Security Camera (Front).

Located in the established community of West Valley, this walkout bi-level offers over 2,300 sq ft of finished living space in a central Cochrane location with easy access to schools, parks, pathways and everyday amenities. The main floor opens to a bright and spacious layout with vaulted ceilings and large windows that bring in natural light throughout the day. The kitchen, dining area and living room connect easily, creating a layout that works well for day-to-day living and having people over without feeling closed off. The primary bedroom is set on the main level and is complemented by a generous five-piece bathroom with dual sinks, a jetted tub, steam shower and a dedicated wardrobe area. The walkout lower level adds additional living space with a bright family room centred around a gas fireplace, two well-sized bedrooms, an office, and a flexible area that can be used as a den, workout space or hobby room. A laundry room with sink and added storage completes the lower level. From the main floor, step out onto the large deck just off the dining area with a gas BBQ hookup and open views toward the foothills. The fully fenced backyard includes a dog run, garden shed and a two-storey playhouse that adds a fun and usable feature to the space. West Valley is known for its mature setting and walkability. From here, it's an easy walk to Mitford School, with Glenbow Elementary School and Cole Notre-Dame des Vallées also nearby. Mitford Park, sports fields, and the pathway system are woven throughout the area, with quick access to downtown Cochrane and a straightforward drive into Calgary. Call your favourite realtor and book a showing today!