

# \$750,000 - 52 West Edge Road, Cochrane

MLS® #A2262912

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,731 sqft

Single Family on 0.13 Acres

West Valley, Cochrane, Alberta

OPEN HOUSE SAT SEPT 11TH AND SUN SEPT 12TH 11-3 BOTH DAYS Welcome to this beautifully updated two-storey home offering style, comfort, and functionality. Situated on a quiet, tree lined street, this property features striking curb appeal with a double attached garage and a welcoming front entry. Inside, you'll be greeted by a bright foyer with soaring ceilings leading to a spacious open concept main floor. The living room showcases a stone faced gas fireplace and large windows that fill the space with natural light. The kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances featuring a Brand New fridge, a central island with seating, a stylish backsplash, and a generous dining area with views of the backyard. Upstairs, the primary suite impresses with its size, a HUGE walk in closet, and room for a cozy sitting area. Additional bedrooms offer flexibility for family, guests, or a home office. The updated bathrooms, with contemporary fixtures and finishes, add to the home's move-in-ready appeal. The fully finished basement extends your living space with a comfortable family room anchored by a second fireplace, an additional bedroom, and a modern bathroom perfect for guests or a growing family. Step outside to enjoy a private backyard with mature trees and plenty of space for entertaining, play, and relaxation in the hot tub. With thoughtful updates, modern finishes, and a layout ideal for both family living and



entertaining, this home is ready to welcome its next owners. to read more about this home copy and paste the link ->>  
<https://cochrane-river-vista.lovable.app>  
(id:6289)

Built in 1992

**Essential Information**

Listing #	A2262912
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,731
Acres	0.13
Year Built	1992
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	52 West Edge Road
Subdivision	West Valley
City	Cochrane
Province	Alberta
Postal Code	T4C1L1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      eXp Realty



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