



**32 West Mackay Crescent
Cochrane, Alberta**

MLS # A2285019



\$669,900

Division:	West Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,376 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Shed in backyard

Welcome to 32 W Mackay Crescent, ideally located within walking and biking distance to everything Cochrane has to offer, restaurants, shops, schools and the beautiful Bow River pathways. Offered for the first time, this lovingly maintained bungalow was built in 1991 by the original owner and has been exceptionally cared for ever since. The home features a spacious double attached garage and beautifully landscaped and fully fenced front yard and back yard with mature flower beds for great curb appeal. Inside, a bright open concept layout connects the front living room and dining area, highlighted by vaulted ceilings, updated windows that fill the space with natural light, and a cozy fireplace that creates the perfect gathering spot. The kitchen offers generous workspace, newer appliances, white and bright cabinetry and tile back splash with direct access to an extended deck ideal for summer BBQs. The main level also includes a spacious primary bedroom with two large closets and a 3 piece ensuite, a second bedroom, a 4 piece bathroom, and convenient upper-level laundry that could be converted back to a third bedroom if desired. The fully developed basement features a large family room, a third bedroom or office, and a sizeable mechanical room with ample storage. Additional updates include an irrigation system, roof replaced in 2017, newer upper-level vinyl windows, hardwood flooring in the upper bedrooms, updated tile in the bathrooms, hot water tank replaced in 2016, and an original furnace that has been professionally serviced and cleaned annually. No Poly B in home. Pride of ownership is evident throughout this exceptional home. Book a showing today, this one won't last long!