



**70 West Mackay Crescent
Cochrane, Alberta**

MLS # A2320551



\$675,000

Division:	West Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Concrete Driveway, Double Garage Attached, (
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Laminate Counters		

Inclusions: NA

This gem is PERFECTLY LOCATED just steps from Mitford Pond and the scenic Bow River pathway system, this beautifully renovated two-story home offers the ideal blend of comfort, functionality, and outdoor living. A welcoming front yard and covered front porch invites you into a spacious foyer, setting the tone for the warm and inviting spaces throughout. The main floor features a bright and spacious living and dining area centered around a cozy wood-burning fireplace, creating the perfect setting for both everyday living and entertaining. The kitchen showcases timeless oak cabinetry, a sunny breakfast nook, and direct access to the rear deck, making indoor-outdoor living effortless. Convenient main-floor laundry completes the level. Upstairs, you'll find three charming bedrooms, including a primary with a NEWLY RENOVATED primary ensuite, along with a well-appointed 4-piece family bathroom. The fully developed lower level expands your living space with a large recreation room, a 3-piece bathroom, and a versatile hobby room that could easily serve as a home office, gym, or creative studio. Step outside and discover your own private oasis. PROFESSIONALLY LANDSCAPED, the backyard is surrounded by mature lilacs, spruce and mountain ash creating exceptional privacy and beauty throughout the seasons. Two custom planter boxes with drip irrigation and lighting make gardening easy and enjoyable, while the deck and cobblestone patio provides the perfect space to relax or entertain. The backyard has large double gates for easy alley access. The over height double attached garage is both INSULATED and HEATED with a NEW REZNOR heater, offering ample room for vehicles, storage, and workspace. Some of Cochrane's best amenities are just a short walk from your front door. Nestled in one of the

town's most desirable neighbourhoods, you'll enjoy fishing and skating at Mitford Pond, endless pathways along the river, parks, playgrounds, schools, restaurants, and a dog park just 5 minutes away. This is your chance to embrace the lifestyle you've been looking for.