



**GRASSROOTS**

REALTY GROUP

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18 West Mcmanus Road  
Cochrane, Alberta

MLS # A2322018



**\$599,990**

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Garage heater

Welcome to this fully developed 4-bedroom (2 up, 2 down) bi-level home located in a desirable, mature west-end neighborhood. Step inside to a bright, spacious interior featuring newer paint and flooring throughout, a bright open living room with high vaulted ceiling, a large eat-in kitchen with ample storage and prep space and easy access to the back yard. 2 nice sized bedrooms on the main with a 3pc bathroom. The lower level features 2 more large bedrooms, a 4pc bath, 2 spacious rec/family rooms perfect for an office or TV room. The real showstopper is the massive 30' x 29' detached garage—a mechanic's dream complete with 220V wiring for heavy-duty tools, fully insulation, drywalled and heated. Situated on an oversized corner lot right across from a green space and playground, ample parking, a dedicated RV parking and a fully fenced backyard and large deck. Great value home in a lovely, mature neighborhood waiting for it's new owners.