



GRASSROOTS
REALTY GROUP

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**18 West Park Place
Cochrane, Alberta**

MLS # A2326015



\$499,000

Division:	West Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,349 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco

Foundation: Wood

Features: Breakfast Bar, Central Vacuum, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: N/A

Move-In Ready Today, Renovation Opportunity for Tomorrow! This meticulously well-kept bi-level in West Valley is located on a quiet cul-de-sac and situated on a corner lot. Offering over 2,614 square feet of total living space, this home features three bedrooms, two full bathrooms, and a fully developed basement family room complete with a cozy wood-burning fireplace. The basement also offers extra unfinished space for future development, with plenty of room to add more bedrooms and another bathroom. On the main level, a bright, open floor plan lets the sun shine through recently updated windows. The kitchen boasts classic oak finishes and provides direct access to a beautiful wrap-around deck. Additional highlights of this property include a newer roof, main-floor laundry, and a large, oversized garage (18' x 25'). Book your showing today!