



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**34 West Mcmanus Road
Cochrane, Alberta**

MLS # A2329442



\$639,900

Division:	West Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Pantry, Vinyl Windows		

Inclusions: All Shelves Attached (Throughout). Ceiling Fans; Primary Bedroom & Dining Room. TV Wall Mounts; Primary Bedroom, Living Room, & Rec Room (Basement). All Window Coverings, Curtains & Rods. Kitchen Island. Shed (Backyard).

Located in the established community of West Valley, this five-bedroom bi-level offers over 2,200 sq ft of finished living space, an oversized heated garage, and additional parking with room for an RV. The main floor has been refreshed with warm vinyl plank flooring that continues through the stairwell, updated doors, paint and new lighting. Vaulted ceilings and a large front window bring plenty of natural light into the living room, where a gas fireplace adds a comfortable focal point. The kitchen includes newer (2024) stainless steel appliances, a corner pantry and ample cabinetry, with the dining area opening onto the tiered rear deck. A newly added gas line makes the deck ready for summer barbecues. Three bedrooms are located on the main level, including the primary with a walk-in closet and three-piece ensuite. A full bathroom completes this floor. Downstairs, the fully finished basement adds two more bedrooms, a four-piece bathroom and a large family room with double doors that can be closed for added separation. The laundry area includes a utility sink, cabinetry, workspace and plenty of storage. The fenced backyard is surrounded by mature trees and includes a storage shed, back-alley access and a wide double gate leading to the gravel parking pad. The oversized detached garage is insulated, heated and includes room for a workshop alongside two vehicles. West Valley is a mature, central Cochrane neighbourhood with parks and pathways nearby. Mitford School, serving Grades 5 through 8, is located within the community, with Glenbow Elementary and Notre-Dame des Vallées also close by. Downtown Cochrane, shopping and everyday amenities are easily accessible, along with a straightforward route toward Calgary.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.