

\$574,900 - 34 West Hall Place, Cochrane

MLS® #A2227611

\$574,900

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.13 Acres

West Valley, Cochrane, Alberta

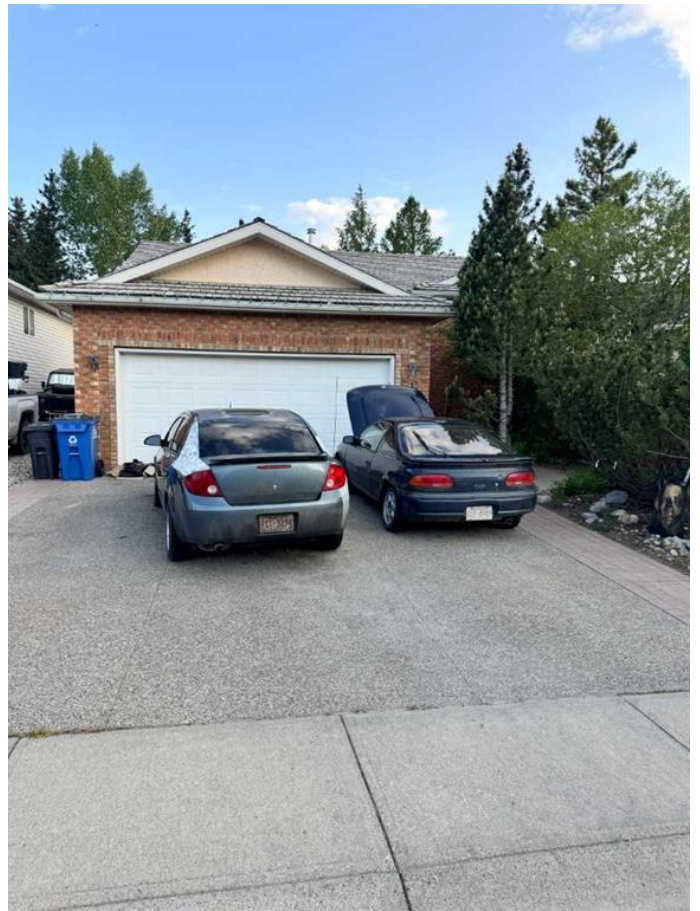
****Judicial Listing in West Valley, Cochrane****

Excellent opportunity to purchase a great family home with a classic brick and stucco exterior and an inviting paving stone walkway to welcome you home. Just inside the main entrance you will notice an open plan with vaulted ceilings and a generous kitchen with a large center island that includes a breakfast bar with plenty of storage, and separate dining area

Finishing the main floor is the large primary bedroom that boasts an ensuite with a tiled shower and separate vanity. The second bedroom completes the main level and is located near the 4-piece main bathroom.

Downstairs you will find a spacious family/recreation room along with two additional large bedrooms. A comfortable den/home office provides flexibility for your work-from-home needs, and a 3-piece bathroom completes the lower level. Out back there is a private south-facing backyard with lush trees.

Conveniently located only a short walk from Mitford K-8 school, as well as the scenic river pathway system, making it an ideal location for families. Don't miss the opportunity!



Built in 1998

Essential Information

MLS® #

A2227611

| | |
|----------------|-------------|
| Price | \$574,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,208 |
| Acres | 0.13 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 34 West Hall Place |
| Subdivision | West Valley |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4c 1M5 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | None |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees |

| | |
|--------------|---------------------------|
| Roof | Wood |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 84 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Graham Realty Inc. |
|----------------|--------------------|

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