

# \$579,000 - 21 West Mcdougal Road, Cochrane

MLS® #A2256453

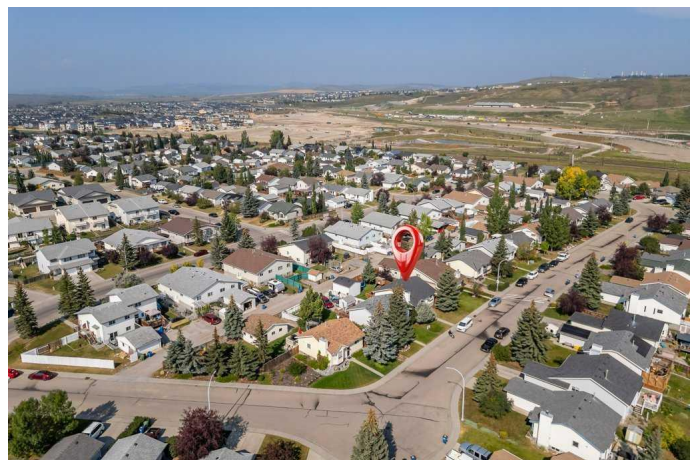
**\$579,000**

5 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.11 Acres

West Valley, Cochrane, Alberta

{OPEN HOUSE SATURDAY, OCTOBER 25 NOON - 2 PM} 5 BEDROOM FAMILY HOME in Sought-After West Valley || Welcome to this inviting bi-level home, ideally located on a mature street in the desirable community of West Valley. With schools, parks, and shopping all within walking distance, this property is perfectly suited for family living. The main floor offers a warm and functional layout, featuring a cozy wood-burning fireplace with a gas lighter and plenty of natural light. The kitchen includes a charming window seat and ample cabinetry, creating a bright and welcoming space for family meals. Upstairs youâ€™ll find three bedrooms, including a spacious primary suite with double closets and a private 4-piece ensuiteâ€”an ideal retreat for parents. The fully developed lower level is designed with family in mind, offering a versatile layout with a large family room, games area, and two additional bedrooms. A spacious laundry room and dedicated storage ensure thereâ€™s room for everything. Step outside to enjoy the spacious and private backyard, complete with back lane access, perfect for family gatherings, playtime, or simply relaxing outdoors. Recent updates include a new single detached garage, new deck, fresh paint throughout, and brand-new carpet in the basement, making this home move-in ready. With quick possession available, this property offers the perfect opportunity to settle into one of Cochraneâ€™s most established and



family-friendly neighbourhoods.

Built in 1992

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256453    |
| Price          | \$579,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,163       |
| Acres          | 0.11        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 21 West Mcdougal Road |
| Subdivision | West Valley           |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 1L3               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 2                                                      |

|              |                                         |
|--------------|-----------------------------------------|
| Fireplaces   | Gas, Gas Log, Living Room, Wood Burning |
| Has Basement | Yes                                     |
| Basement     | Finished, Full                          |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other, Private Yard    |
| Lot Description   | Back Lane, Lawn, Level |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Wood                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 43                   |
| Zoning         | R-LD                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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