

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

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MLS® #A2227611

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.13 Acres

West Valley, Cochrane, Alberta

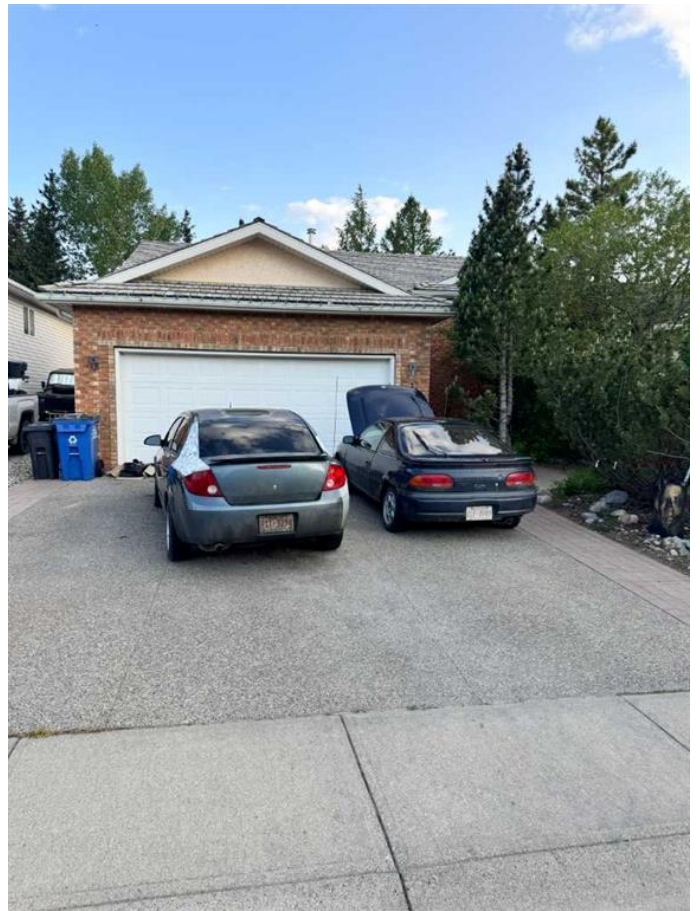
**\*\*Judicial Listing in West Valley, Cochrane\*\***

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 | 20             |
| Zoning         | R-LD           |

### **Listing Details**

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

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