# \$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

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 85

Zoning R-LD

# **Listing Details**

Listing Office Graham Realty Inc.

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