

# **\$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

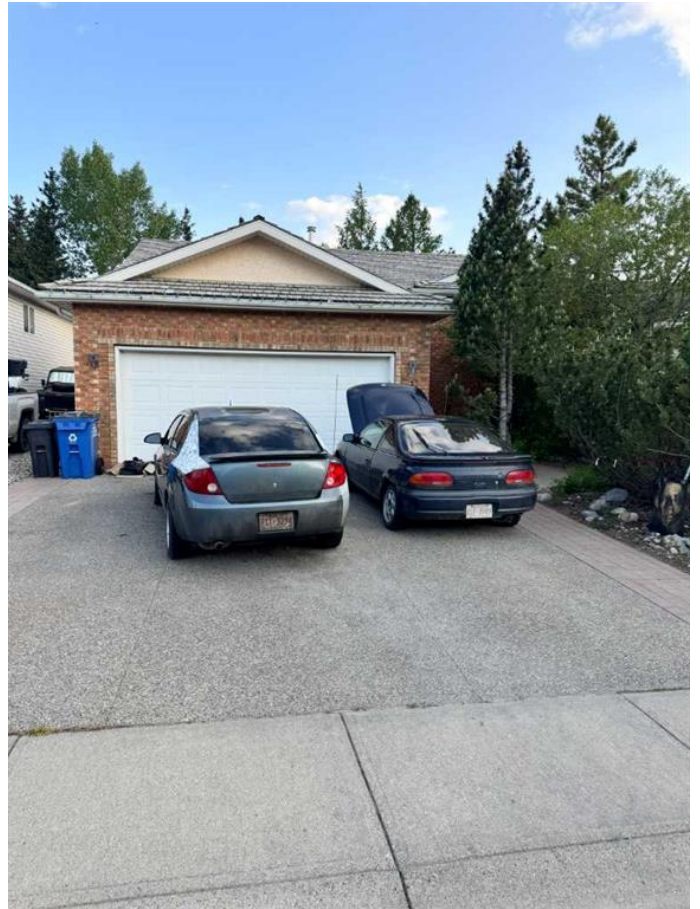
**\*\*Judicial Listing in West Valley, Cochrane\*\***

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	67
Zoning	R-LD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.