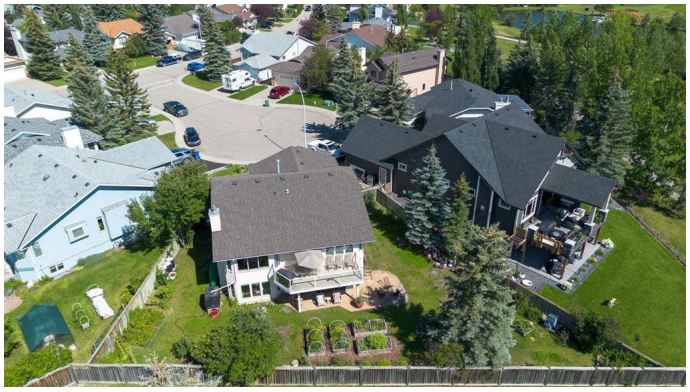
$849,000 - 8 West Park Place, Cochrane

MLS® #A2243783

$849,000
4 Bedroom, 3.00 Bathroom, 1,534 sqft
Residential on 0.19 Acres



West Valley, Cochrane, Alberta

Tucked away in a quiet cul-de-sac, this beautifully designed and nicely upgraded 5-bedroom walkout bungalow offers the perfect blend of nature, privacy, and convenience. Ideal for families, outdoor enthusiasts, or anyone craving an acreage feel without leaving town, this home is a rare gem! The location is truly idea, offering stunning views of Mitford Park from the upper deck, and easy access to the park from your back yard.

Step inside and enjoy the comfort and function of a spacious floorplan, featuring five bedrooms, perfect for growing families or those needing room for guests, a home office, or hobby spaces (one lower level bedroom is currently dedicated to a work from home / hobby space). The double attached heated garage adds practicality and convenience year-round, keeping your cars and toys secure and frost free in the winter. Itâ€™s also ideal as a workshop with tons of LED overhead lighting and a built in work bench.

The oversized pie-shaped yard is a true sanctuaryâ€”lush, expansive, and lovingly maintained by passionate gardeners. Whether you're dreaming of growing your own food or simply want space to roam and relax, this yard delivers and adds a bonus with fruit bearing plants including an established raspberry patch. With upper level deck seating to multiple seating area options on the ground level, including a firepit area, you'll find sun

and shade at every time of the day. The zeroscape low maintenance front yard is graced with beautiful perennials and the watering is easy on the environment with the established rain catchment system. From the back gate, step directly onto picturesque walking paths leading to Mitford Park and the stocked pond just behind the homeâ€”perfect for fishing in the summer and skating in the winter.

Inside and out, this home is designed to bring people together and enjoy the best of all seasons. Whether youâ€™re upsizing from town or downsizing from acreage living, this property offers the space, tranquility, and lifestyle youâ€™ve been searching forâ€”all within minutes of schools, shopping, restaurants, and essential amenities.

This home also features newer windows (except kitchen), a 2018 roof, central air conditioning, 2 hot water tanks, exposed aggregate lower patio, loads of storage, and an abundance of garden beds.

Don't miss your chance to enjoy the peace of country living right in townâ€”this one truly has it all.

Built in 1990

Essential Information

MLS® #	A2243783
Price	$849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,534
Acres	0.19
Year Built	1990
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8 West Park Place
Subdivision	West Valley
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1J7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office CIR Realty

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