

# \$594,000 - 21 West Mcdougal Road, Cochrane

MLS® #A2256453

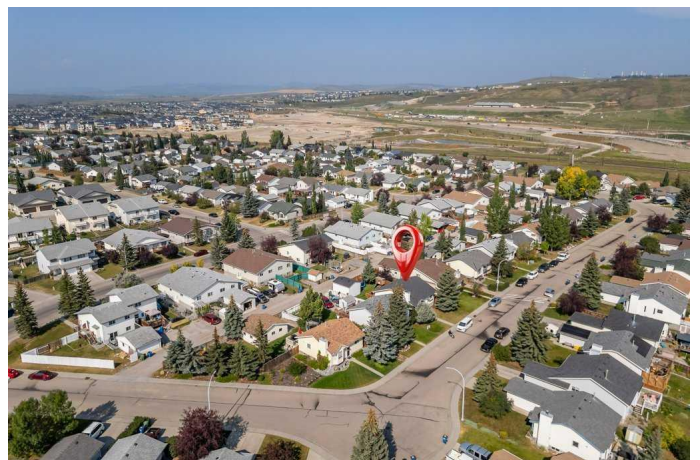
**\$594,000**

5 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.11 Acres

West Valley, Cochrane, Alberta

**SELLER INCENTIVE! \$5000 CASH BACK AT CLOSING FOR RENOVATIONS** -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



Cochrane's most established and family-friendly neighbourhoods. OPEN HOUSE SUNDAY, SEPTEMBER 21 1:00-3:00 PM.

Built in 1992

### Essential Information

MLS® #	A2256453
Price	\$594,000
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	8
Zoning	R-LD

### Listing Details

Listing Office	CIR Realty
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