



# 18 West Mitford Crescent Cochrane Alberta

\$899,900

You know what they say about Real Estate? Location, Location, Location. This Walk-out Bungalow is backing onto green space, overlooking Mitford ponds and the Bow River and Mountain views boasts \$180,000 worth of renovations completed in 2023! With a south facing back yard you will enjoy the sunny days along with all the views. The exterior stucco, soffit and eavestrough have been painted with earth tone colors. The Main floor has been renovated to create an open floor plan with the kitchen, dining and living room spaces. Check out professionally designed New Kitchen with large flat island, quartz countertops, Schenk dovetail/self-closing drawers and cabinets, New Stainless top quality appliances including a Wine cooler, New Modern lighting, Luxury Vinyl Plank flooring throughout the entire main floor, New Baseboards, floor registers and grills and in floor electrical plug. New feature wall tiled and 48 " LG OLED WEBOS EVO THINQ SMART TV that you have to see to appreciate the quality of picture. Main and ensuite bathrooms completely renovated with NEW Schenk dovetail/self-closing cabinet and drawers, New shower with glass vessel sinks, quartz countertops, new flooring, tile, new rain shower glass window. Laundry room has New vanity, New countertops and New cabinets. White oak with Clear glass railing installed on stairwell creating this great open space in the living room. Electrical upgraded with 20-amp breakers for the New kitchen to meet code. New flush mount LED lights, Light fixtures, Casitas three-way dimmer switches and New outlets. New garage door with double pane insulated argon glass windows and New overhead door opener with 360 motion led lighted camera. Garage re-designed for maximum storage. New Smoke/CO detectors. Home and garage insulated to R-38. New exterior lights. 6 New windows. Roof inspected and maintained. NFPA fire rated s...

Bedroom 13.92 Ft x 13.42 Ft

Bedroom 12.33 Ft x 12.00 Ft

Recreational, Games room 26.50 Ft x 32.67 Ft

Storage 7.08 Ft x 5.00 Ft

Furnace 8.50 Ft x 6.42 Ft

Workshop 13.75 Ft x 15.33 Ft

Bedroom 10.42 Ft x 9.92 Ft

Bedroom 9.67 Ft x 9.42 Ft

Dining room 11.92 Ft x 11.75 Ft

Kitchen 9.58 Ft x 22.75 Ft

Laundry room 10.25 Ft x 6.00 Ft

Living room 17.00 Ft x 20.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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3pc Bathroom 7.25 Ft x 8.33 Ft  
4pc Bathroom 7.17 Ft x 7.92 Ft

Primary Bedroom 13.92 Ft x 10.92 Ft  
3pc Bathroom 7.17 Ft x 8.42 Ft