



## 43 West Mitford Crescent Cochrane Alberta

\$748,000

Live your best life in Cochrane with this beautifully renovated 4-bedroom bungalow, ideally situated on the sought-after West Mitford Crescent—one of Cochrane's most desirable communities. Located across the street from a greenspace with direct access to river pathways, this home is designed for those who value lifestyle, comfort, and connection to nature. Enjoy over \$75,000 in recent renovations, including knock-down ceilings, most appliances, main floor blinds, updated lighting, and fresh paint throughout. The open-concept living room welcomes you with stunning hardwood floors, soaring vaulted ceilings, an abundance of windows, a cozy gas fireplace, and pot lighting. The adjacent kitchen features newer appliances, a pantry and an eating bar. The dining area is large and offers room for a large table - perfect for hosting or everyday living. The generous primary bedroom offers a walk-in closet and a private ensuite with a large separate shower. The main level also includes a main floor office-den, a second bedroom, a full bath, and a functional mudroom. Step outside onto your large deck with glass railings, a privacy wall, a gas BBQ line, and a storage shed—ideal for entertaining or relaxing in your private outdoor space. The fully finished basement expands your living space with a bright rec room complete with in-floor heat, another gas fireplace, two additional bedrooms (including one currently used as an art studio), a full bath, laundry, and ample storage. The double attached garage features a new Reznor heater and built-in cabinetry. With everything already done, all that's left to do is move in and start enjoying the lifestyle Cochrane has to offer. (id:6769)

Bedroom 3.20 M x 4.69 M  
 Bedroom 4.00 M x 3.84 M  
 Family room 8.00 M x 5.55 M  
 4pc Bathroom 4.06 M x 2.68 M  
 Furnace 8.31 M x 4.78 M  
 Living room 4.70 M x 5.46 M  
 Primary Bedroom 4.24 M x 6.03 M

Dining room 3.94 M x 3.06 M  
 Bedroom 3.93 M x 3.41 M  
 Other 3.40 M x 4.00 M  
 Other .00 M x .00 M  
 3pc Bathroom 1.72 M x 3.35 M  
 Office 3.98 M x 3.23 M  
 3pc Bathroom 3.22 M x 1.50 M

Listing Presented By:



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