



48 West Aarsby Road Cochrane Alberta

\$519,999

This stunning renovated home sits on a corner pie lot, offering over 5,000 square feet of land and almost 1,800 SqFt of developed living space in West Valley. The exterior boasts multiple seating areas with a perfect front deck space, complete with a gas hook-up for your BBQ needs. Step inside to find new vinyl flooring, fresh paint throughout, and newer triple glazing windows that flood the home with natural light. The designer lighting and vaulted ceilings enhance the open living plan, creating an airy and inviting atmosphere. The kitchen is a chef's dream, featuring hand-made cabinets finished in a stylish blue with black hardware. Under-cabinet lighting, an eat-up island with marble-look quartz counters, and a subway-tiled backsplash add to the elegance. State-of-the-art stainless steel appliances complete this culinary haven. Adjacent to the kitchen, the spacious dining area and living room offer bay windows that frame picturesque views. The upper level is home to a large master suite, spacious enough to accommodate a king-sized bed and features a four-piece en-suite bathroom. Another generously sized bedroom and a family bathroom complete this level. Descend to the lower walk-out level to find a cozy family room with a feature gas fireplace surrounded by brick, offering direct access to a spacious patio area and an expansive backyard. This outdoor space provides ample room for children to play, planters for avid gardeners, and previous RV parking ready for future use. A third bedroom and bathroom on this level provide additional comfort and convenience. The basement which has just undergone an extensive upgrade to the foundation in the way of a Polyurethane Spray Foam ensuing additional insulation and longevity, offers a versatile large living area, perfect for teenagers seeking their own studio space or a comfortable guest suite. Situated in a prime location,...

Recreational, Games room 19.67 Ft x 12.17 Ft

Laundry room 20.00 Ft x 8.58 Ft

Other 20.92 Ft x 18.00 Ft

Family room 16.33 Ft x 11.75 Ft

Bedroom 10.75 Ft x 8.75 Ft

3pc Bathroom 8.75 Ft x 5.00 Ft

Dining room 9.00 Ft x 7.75 Ft

Living room 15.17 Ft x 12.17 Ft

Foyer 5.50 Ft x 3.67 Ft

Primary Bedroom 12.00 Ft x 10.75 Ft

Bedroom 9.92 Ft x 8.58 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

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Listing Presented By:



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Kitchen 12.08 Ft x 9.17 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft