



38 WEST MCMANUS Road Cochrane AB

\$389,900

FAMILY FRIENDLY blevel with 4 bedrooms. Large landscaped and fenced yard with gate for RV PARKING, and a DOUBLE DETACHED Garage. Mature trees and landscaping bring privacy to this property. Pride of ownership thruout. Laminate/carpet and lino flooring. Gas Fireplace in vaulted Living room. Kitchen and eating area with corner pantry. Master bedroom has 4pc ensuite. Another 4pc bath services the other two bedrooms. Lower level has large family room with French doors, 3pc bathrm, large bedroom w/2 windows, and a 5th bedroom (WI Closet)can be created by moving the laundry area to the storage room behind. Dream windows are new(they have screens, and privacy black out blinds built into them..slide to see their features)New shingles 2018. Great family friendly neighborhood, close to resturants, churches, coffee shops, gas station,parks and quick out to Hwy 22 and your destination. Turn the key and WELCOME HOME!

Living Room 18'11" x 11'5"

Kitchen With Eating Area 15' x 12'7"

Master Bedroom 13' x 12'7"

Bedroom 10'5" x 8'9"

Bedroom 9'1" x 8'11"

Family Room 31'7" x 9'11"

Bedroom 17'11" x 8'10"

Other 12'10" x 10'

Laundry Room 5'1" x 3'2"



Denise Staples

CIR REALTY

Phone: (403) 607-3106

d.staples@shaw.ca



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130 5th Ave West, Cochrane, AB,

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