



18 West Murphy Place Cochrane Alberta

\$525,000

Welcome to this charming bi-level home offering approximately 2000sq ft of developed living space in the highly desirable and established West Valley neighborhood of Cochrane. Tucked away on a quiet cul-de-sac, this 4-bedroom (with 4pc ensuite) home sits on a spacious lot surrounded by mature landscaping in a community known for its safe, family-friendly atmosphere and unique homes that avoid the typical cookie-cutter design. The bright layout allows natural light to pour into both the front and back of the home. Inside you will find a spacious and functional floor plan. The large kitchen offers plenty of cupboards and counter space with a view to your lovely back yard. You will enjoy your dining area adjacent to the kitchen. Summer is coming; the new deck will be a welcome addition to your home. The Main floor laundry is extremely convenient. The main floor living room could be utilized as a formal living room or a family gathering area to watch TV. The lower level features a cozy family room / games room with a gas fireplace, 2 bedrooms, 4pc bathroom and undeveloped space that could be turned into a home office, gym or whatever meets your needs . Living in a bi-level provides the opportunity to enjoy all areas of your home with large windows in the basement. The home offers excellent "bones" and has been well maintained over the years. Several important updates have already been completed including a new shingles (2022), new hot water tank (2025), and a brand-new deck and stairs (2025). Additional improvements include carpet (2020), vinyl flooring in the kitchen and laundry room, updated bathroom tile, interior paint, and newer appliances including microwave, dishwasher, washer and dryer. West Valley is loved for its mature trees, large lots, and strong sense of community, all while being just 20 minutes to Calgary. Easy access to Mitford Pond, the Bow River pat...

Family room 13.67 Ft x 12.33 Ft
 Bedroom 14.42 Ft x 10.00 Ft
 Bedroom 13.67 Ft x 11.75 Ft
 4pc Bathroom 8.00 Ft x 4.92 Ft
 Living room 14.50 Ft x 14.50 Ft
 Dining room 9.75 Ft x 8.83 Ft

Kitchen 13.00 Ft x 12.08 Ft
 Primary Bedroom 13.00 Ft x 11.67 Ft
 Bedroom 11.83 Ft x 9.92 Ft
 Laundry room 6.17 Ft x 5.50 Ft
 4pc Bathroom 9.33 Ft x 5.00 Ft
 4pc Bathroom 9.33 Ft x 5.00 Ft

Listing Presented By:



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