



2 West Barrett Place Cochrane Alberta

\$525,000

Wow! Great Value. This charming 1,080 sq. ft. bungalow is set on a peaceful cul-de-sac in Cochrane's desirable West Valley, a well-established, family-friendly neighbourhood. This move-in-ready home offers 3 bedrooms and 2 bathrooms, featuring fresh updates including new vinyl plank flooring, fresh paint, and new lighting throughout, ensuring a contemporary feel from the moment you step inside. The front entrance greets you with an open, bright main floor that features a large family room centered around a cozy wood-burning fireplace and a dedicated dining area, which flows nicely into the kitchen. The main floor sleeping quarters include a good-sized primary bedroom with its own ensuite bathroom, plus two additional bedrooms and a separate updated full bathroom. The property is perfectly positioned for an active and convenient lifestyle. You are just a few minutes' walk from local parks and schools, making the morning routine effortless. Direct access to Cochrane's extensive biking and walking paths provides a natural gateway to the beautiful Bow River shoreline, perfect for fishing, leisurely strolls, or cycling adventures. Furthermore, you're only moments away from the world-class Spray Lake Sawmills Family Sports Centre (SLS Centre) and are close to shopping and amenities, including nearby commercial centres and the popular historic downtown area. The backyard is a private retreat: it is fully fenced and west-facing, ensuring you get sunshine all afternoon and evening, which is perfect for barbecues and outdoor enjoyment. It includes a large storage shed and a convenient double parking pad with plenty of room to build your future detached double garage, adding value and functionality. The basement provides great flexibility, featuring a large family/rec room for gatherings, a separate entrance in the back, and ample space to easily develop an additional bedroom...

Family room 22.50 Ft x 18.00 Ft

Storage 11.58 Ft x 6.17 Ft

Kitchen 10.33 Ft x 8.75 Ft

Dining room 10.75 Ft x 7.33 Ft

Primary Bedroom 12.17 Ft x 10.25 Ft

Bedroom 9.08 Ft x 8.08 Ft

Bedroom 11.42 Ft x 8.83 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 15.00 Ft x 12.25 Ft

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