



## 29 West Edge Road Cochrane Alberta

\$599,900

\*\*\*Open House Cancelled\*\*\* This FULLY RENOVATED BUNGALOW, transformed over the last 5 years, combines modern upgrades with practical design to create an inviting and functional living space. The home features a long list of improvements including new exterior GEMSTONE LIGHTING, WINDOWS, LVP flooring, fresh PAINT, new TRIM, KNOCKDOWN CEILINGS, a high-efficiency FURNACE, and a new HOT WATER TANK. On the main floor, the layout has been completely opened up, maximizing the space. The fully RENOVATED KITCHEN is complete with sleek stainless steel SMART APPLIANCES, classic white cabinets, QUARTZ COUNTERS a farmhouse sink, and PULL-OUT DRAWERS in the wall of cabinetry. The kitchen flows seamlessly into the living room, which features a cozy WOOD-BURNING FIREPLACE. The living room is open to the spacious dining area, which includes BUILT-IN CABINETS and a dry bar, ideal for entertaining. PATIO DOORS have been added to the primary bedroom leading to the back deck, a walk-in closet, and a convenient 3-piece ensuite complete the space. Two additional bedrooms and a tastefully tiled 4-piece guest bathroom round out the upper floor. The basement is FULLY DEVELOPED and includes a separate LAUNDRY and storage room. The ILLEGAL SUITE features a large family room, two spacious bedrooms with NEW EGRESS WINDOWS, and a 3-piece bath, offering both comfort and privacy. Escape to the LARGE PRIVATE BACKYARD where you can enjoy relaxing under the gazebo in the hot tub. The fully fenced yard leaves plenty of room for kids and dogs to play and includes a double gate, allowing for POTENTIAL RV PARKING. The OVERSIZED DOUBLE detached HEATED GARAGE with EPOXY FLOORING, is only 5 years old and provides 220 wiring. Located just steps from MITFORD POND –perfect for fishing in the spring and summer months or skating in the winter--this home is within WALKING DISTANCE of SCHOOLS, local SHOPS, and o...

Recreational, Games room 14.67 Ft x 12.17 Ft

Exercise room 8.67 Ft x 6.75 Ft

Kitchen 8.75 Ft x 8.08 Ft

Bedroom 13.92 Ft x 11.42 Ft

Bedroom 16.75 Ft x 8.25 Ft

Living room 18.92 Ft x 14.83 Ft

Kitchen 10.50 Ft x 9.42 Ft

Dining room 11.00 Ft x 10.92 Ft

Primary Bedroom 14.67 Ft x 11.00 Ft

3pc Bathroom 8.42 Ft x 4.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**3pc Bathroom** 7.17 Ft x 5.25 Ft

**Laundry room** 8.25 Ft x 6.50 Ft

**Storage** 11.75 Ft x 8.08 Ft

**Storage** 9.58 Ft x 7.58 Ft

**Bedroom** 10.42 Ft x 9.00 Ft

**Bedroom** 9.92 Ft x 8.67 Ft

**4pc Bathroom** 9.08 Ft x 4.83 Ft