



## 34 West Boothby Crescent Cochrane Alberta

\$615,000

Community, Schools and Convenience! Welcome to this FIVE BEDROOM Single Family Home in beautiful WEST VALLEY, Cochrane. Step inside this SPLIT LEVEL home to find room for everyone. Downstairs you will find 2 BEDROOMS, large LIVING ROOM with natural light, an EXTRA BATHROOM with SAUNA and a hidden LARGE STORAGE AREA. The main floor living room is a COSY OASIS with mature trees by the window and is open to the kitchen area above. Watch the deer graze as you sip on your morning coffee! This is where the SPLIT LEVEL shines. Kitchen and Dining area are open to living room on main floor; making family time and entertaining a breeze. On the upper floor you will find PRIMARY BEDROOM with ENSUITE, 2 ADDITIONAL BEDROOMS, FULL BATHROOM, KITCHEN and DINING AREA with access to BACKYARD DECK. The large backyard has MATURE TREES, FIREPIT, VEGETABLE GARDEN, FENCE and DETACHED GARAGE, perfect for a growing family who wants the versatility of an outdoor space. Additional features of the home include BRAND NEW front and back doors, BRAND NEW Primary bedroom windows, plus BRAND NEW Energy Efficient (ESC-180) main living room and upper dining room windows. ROOF REPLACED in 2021 in addition to new Washer, Dryer, Fridge and Microwave in 2021. Garage has INSULATED and HEATED work space with SEPARATE ELECTRICAL PANEL and will fit one vehicle with current configuration. The garden, the firepit, the sauna, the neighbourhood, close access to Mitford park and schools; make this home yours and start making memories today! (id:6769)

Storage 16.17 Ft x 12.17 Ft  
 Bedroom 12.42 Ft x 10.75 Ft  
 Other 4.08 Ft x 3.75 Ft  
 2pc Bathroom 5.00 Ft x 4.92 Ft  
 Sauna 4.92 Ft x 3.25 Ft  
 Furnace 8.67 Ft x 7.67 Ft  
 Other 18.42 Ft x 15.00 Ft  
 Bedroom 11.00 Ft x 10.08 Ft

Living room 18.00 Ft x 12.17 Ft  
 Dining room 12.50 Ft x 10.00 Ft  
 Other 11.58 Ft x 10.08 Ft  
 4pc Bathroom 7.58 Ft x 7.67 Ft  
 Bedroom 10.67 Ft x 8.92 Ft  
 Bedroom 9.92 Ft x 9.17 Ft  
 Primary Bedroom 14.00 Ft x 10.58 Ft  
 Other 5.67 Ft x 3.92 Ft

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

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**RE/MAX Realty Professionals**

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Other 6.75 Ft x 6.08 Ft

3pc Bathroom 7.67 Ft x 5.75 Ft