



## 34 West Boothby Crescent Cochrane Alberta

\$568,500

5 BEDROOMS | ENSUITE | FINISHED BASEMENT | 23x23 DETACHED GARAGE | WORKSHOP in GARAGE |

Welcome to this spacious 5-bedroom bi-level home in West Valley! An open main floor that features three generously sized bedrooms, including a primary suite complete with a 3-piece ensuite for added convenience and privacy. A peninsula kitchen boasts plenty of counter space and a cozy dining area, ideal for family meals and entertaining. The kitchen overlooks a large, bright living room, where ample windows fill the space with natural light, creating a warm and inviting atmosphere. Downstairs, a fully developed basement adds even more living space with a large recreational room, perfect for relaxation or entertainment. Two additional bedrooms are located downstairs, along with a full 3-piece bath and a sauna, providing a luxurious retreat for unwinding after a long day. Outside, the large, fully fenced backyard is a true standout, offering a deck for outdoor enjoyment while leaving plenty of room for the kids to play and explore. The home also features a double detached garage with convenient alley access. Recent improvements include; Shingles replaced 2021, Washer and Dryer 2022, new Energy Efficient Windows and Doors 2024 (front room, kitchen, primary bedroom, entry doors), Garage Door assembly replaced 2024(Bluetooth compatible), new toilets and faucets. Located in the family friendly neighborhood of West Valley, this home is close to schools, parks, biking paths, shopping, restaurants, veterinary services, and more! (id:6769)

2pc Bathroom 4.92 Ft x 5.00 Ft

Bedroom 12.42 Ft x 10.83 Ft

Bedroom 13.50 Ft x 10.08 Ft

Laundry room 8.58 Ft x 8.08 Ft

Recreational, Games room 15.08 Ft x 20.50 Ft

Storage 8.83 Ft x 3.17 Ft

Furnace 4.92 Ft x 4.08 Ft

3pc Bathroom 5.83 Ft x 7.75 Ft

4pc Bathroom 7.58 Ft x 7.75 Ft

Bedroom 13.17 Ft x 8.92 Ft

Bedroom 13.17 Ft x 9.17 Ft

Dining room 12.58 Ft x 9.00 Ft

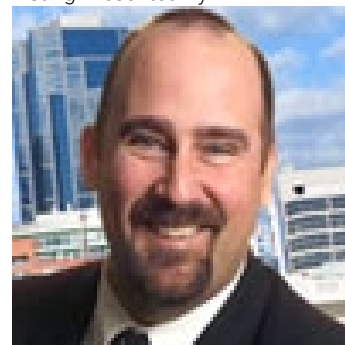
Foyer 6.92 Ft x 7.17 Ft

Kitchen 12.83 Ft x 10.25 Ft

Living room 18.00 Ft x 12.17 Ft

Primary Bedroom 14.00 Ft x 10.58 Ft

Listing Presented By:



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