

**34 West Boothby Crescent
Cochrane, Alberta**

MLS # A2169370



\$584,900

Division:	West Valley		
Type:	Residential/House		
Style:	Split Level		
Size:	1,248 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Slate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Sauna, Vinyl Windows, Walk-In Closet(s)		

Inclusions: List in Supplements

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!