

# \$748,000 - 43 West Mitford Crescent, Cochrane

MLS® #A2236227

## \$748,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft  
Residential on 0.13 Acres

West Terrace, Cochrane, Alberta

Live your best life in Cochrane with this beautifully renovated 4-bedroom bungalow, ideally situated on the sought-after West Mitford Crescent—one of Cochrane's most desirable communities. Located across the street from a greenspace with direct access to river pathways, this home is designed for those who value lifestyle, comfort, and connection to nature. Enjoy over \$75,000 in recent renovations, including knock-down ceilings, most appliances, main floor blinds, updated lighting, and fresh paint throughout. The open-concept living room welcomes you with stunning hardwood floors, soaring vaulted ceilings, an abundance of windows, a cozy gas fireplace, and pot lighting. The adjacent kitchen features newer appliances, a pantry and an eating bar. The dining area is large and offers room for a large table - perfect for hosting or everyday living. The generous primary bedroom offers a walk-in closet and a private ensuite with a large separate shower. The main level also includes a main floor office-den, a second bedroom, a full bath, and a functional mudroom. Step outside onto your large deck with glass railings, a privacy wall, a gas BBQ line, and a storage shed—ideal for entertaining or relaxing in your private outdoor space. The fully finished basement expands your living space with a bright rec room complete with in-floor heat, another gas fireplace, two additional bedrooms (including one currently used as an art studio), a full bath, laundry, and ample storage. The double



attached garage features a new Reznor heater and built-in cabinetry. With everything already done, all that's left to do is move in and start enjoying the lifestyle Cochrane has to offer.

Built in 1995

### Essential Information

MLS® #	A2236227
Price	\$748,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.13
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	43 West Mitford Crescent
Subdivision	West Terrace
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1L2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl
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	Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Brick Facing, Circulating, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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