\$750,000 - 52 West Edge Road, Cochrane

MLS® #A2262912

\$750,000

4 Bedroom, 4.00 Bathroom, 1,731 sqft Residential on 0.13 Acres

West Valley, Cochrane, Alberta

OPEN HOUSE SAT SEPT 11TH AND SUN SEPT 12TH 11-3 BOTH DAYS Welcome to this beautifully updated two-storey home offering style, comfort, and functionality. Situated on a quiet, tree lined street, this property features striking curb appeal with a double attached garage and a welcoming front entry.

Inside, you'II be greeted by a bright foyer with soaring ceilings leading to a spacious open concept main floor. The living room showcases a stone faced gas fireplace and large windows that fill the space with natural light. The kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances featuring a Brand New fridge, a central island with seating, a stylish backsplash, and a generous dining area with views of the backyard.

Upstairs, the primary suite impresses with its size, a HUGE walk in closet, and room for a cozy sitting area. Additional bedrooms offer flexibility for family, guests, or a home office. The updated bathrooms, with contemporary fixtures and finishes, add to the home's move-in-ready appeal.

The fully finished basement extends your living space with a comfortable family room anchored by a second fireplace, an additional bedroom, and a modern bathroom perfect for guests or a growing family.







Step outside to enjoy a private backyard with mature trees and plenty of space for entertaining, play, and relaxation in the hot tub.

With thoughtful updates, modern finishes, and a layout ideal for both family living and entertaining, this home is ready to welcome its next owners. to read more about this home copy and paste the link ->> https://cochrane-river-vista.lovable.app

Built in 1992

Essential Information

MLS® # A2262912 Price \$750,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,731

Acres 0.13

Year Built 1992

Type Residential Sub-Type Detached

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 52 West Edge Road

Subdivision West Valley

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1L1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s),

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many

Trees, Rectangular Lot

Roof Cedar Shake

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 8th, 2025

Days on Market 11
Zoning R-LD

Listing Details

Listing Office eXp Realty

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