

**34 West Hall Place  
Cochrane, Alberta**
**MLS # A2274736**


# **\$119,900**

**Division:** West Valley

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,208 sq.ft.      **Age:** 1998 (28 yrs old)

**Beds:** 4      **Baths:** 3

**Garage:** Double Garage Attached, Front Drive

**Lot Size:** 0.13 Acre

**Lot Feat:** Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-26-4-W5
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

\*\*Judicial Listing in West Valley, Cochrane\*\*FRACTIONAL OWNERSHIP TRANSACTION\*\*50% REGISTERED INTEREST ON TITLE ONLY\*\* BAILIFF CANNOT GAURENTEE OCCUPANCY OR ACESST AFTER CLOSING\*\* Excellent investment opportunity to purchase a great family home with a classic brick and stucco exterior and an inviting paving stone walkway to welcome you home. Just inside the main entrance you will notice an open plan with vaulted ceilings and a generous kitchen with a large center island that includes a breakfast bar with plenty of storage, and separate dining area. Finishing the main floor is the large primary bedroom that boasts an ensuite with a tiled shower and separate vanity. The second bedroom completes the main level and is located near the 4-piece main bathroom. Downstairs you will find a spacious family/recreation room along with two additional large bedrooms. A comfortable den/home office provides flexibility for your work-from-home needs, and a 3-piece bathroom completes the lower level. Out back there is a private south-facing backyard with lush trees. Conveniently located only a short walk from Mitford K-8 school, as well as the scenic river pathway system, making it an ideal location for families. Don't miss the opportunity!