$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, youâ€™ll 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 homeâ€™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
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	10
Zoning	R-LD

Listing Details

Listing Office	eXp Realty

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