

**4 West Kerfoot Place
Cochrane, Alberta**

MLS # A2132126



\$599,000

Division:	West Terrace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,320 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Storage		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, garage opener with remotes, shed (washer & dryer are brand new)

Location is everything and this one just can't be beat! Here's your opportunity to own a FULLY FINISHED BUNGALOW on a quiet CUL-DE-SAC and within walking distance to schools, parks, the Bow River walking trails, shopping and restaurants. With a mature yard and double front attached garage, this could easily be your FOREVER HOME. You'll find three bedrooms on the main floor, including an ensuite, plus a large south facing living room with hardwood floors, vaulted ceiling and main floor laundry with BRAND NEW WASHER & DRYER. The kitchen and nook overlook the mature yard and oversized 2 level deck where you can enjoy your morning coffee and soak up the summer sun. There's even a brand new canopy cover to give you lots of shade options while enjoying your yard. The lower level has BRAND NEW CARPET, a fourth bedroom, another full bathroom, huge rec room with fireplace, a wonderful workshop for those at home projects plus tons of storage. The house was freshly painted and has been lovingly cared for. Bungalows are hard to find in Cochrane so this is an opportunity you don't want to miss.