

25 West Gissing Road
Cochrane, Alberta

MLS # A2165414



\$699,000

Division:	West Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Irregular Lot, Landscaping		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: na

Charming air conditioned Bungalow on a Spacious Corner Lot with Dual Garages! This home boasts both a front double attached garage and a rear double detached garage—insulated and heated—ideal for ample parking, a workshop, or extra storage. Enjoy your mornings on the cozy, covered front porch, or relax in the bright and inviting living room featuring large bay windows. The open dining area, with side windows and a wall niche perfect for a cabinet or hutch, offers the perfect space for family meals. The bright kitchen is equipped with an abundance of cabinetry, a pantry, and sleek stainless steel appliances. A convenient access door leads you directly to the backyard, making it easy to enjoy outdoor dining or barbecues. The primary bedroom features a spacious walk-in closet and a 4-piece ensuite, while the second bedroom offers a large closet and easy access to the main 4-piece hallway bath. Downstairs, the lower level is designed for entertaining, with a massive recreation room complete with a cozy gas fireplace and mantle. You'll also find a third bedroom, another full bathroom, and an extra room perfect for a den, craft space, or home gym. The laundry room includes plenty of storage space to keep everything organized. The beautifully landscaped yard is a tranquil retreat with an abundance of trees, bushes, and a shed. There's also a firepit, dog run, and deck for outdoor gatherings. Don't miss out on this unique opportunity! Will not last, book your showing today!