

## 4 West Murphy Place Cochrane, Alberta

MLS # A2166847



# \$569,900

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Lawn, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Microwave x2, Hood fan x2, Washer x2, Dryer x2, Radiant garage heater, Cabinets in bsmt x2

**\*\*OPEN HOUSE SUNDAY SEPTEMBER 22\*\***This home is located on a quiet cul-de-sac and exudes charm with its cozy yet spacious design, perfect for those seeking comfort and privacy. Upon entering, you're welcomed into a bright, open-concept living area with large windows that flood the space with natural light. The high vaulted ceilings and soft neutral tones make the space feel airy and inviting. The main floor suite is thoughtfully laid out featuring a spacious family room with hardwood floors and a wood burning fireplace for those cozy vibes. A bright spacious kitchen with stainless steel appliances, quartz counters and a large dining area that flows directly onto the back deck and yard. The primary bedroom has a 2 piece en suite and laundry (which could be converted to a shower again if so desired). Conveniently located beside the second bedroom which is quite large and bright, is a 4 piece bathroom. You'll find a second illegal suite located in this sunshine basement! Large windows make this basement shine!! This suite has its own private entrance for added convenience and privacy. Spacious is the best way to describe it. A huge kitchen, dining area and living room all connect to give you that open concept many desire. It boasts 2 generous bedrooms, ample closet space, tons of storage and a 4 piece bathroom with modern finishes. The backyard is fully landscaped with lush greenery, a 2 tier deck and oversized double car garage. This quiet cul-de-sac also provides ample parking space for guests and there's additional parking at the back of the property beside the garage. This adorable home with two separate suites offers the perfect blend of style, function, and comfort. **IMPORTANT DETAILS:** 2015/2016: In basement - installed sound proof insulation in the ceiling, new trim, new flooring, new dishwasher, repainted complete basement to

modern colors, including trim. Fully renovated basement bathroom (new vanity, mirror, light fixture, bathtub, toilet, and all fixtures. 2017: Replaced hot water tank, new radiant heater in garage 2021 :Installed new dishwasher upstairs, new smoke alarm. 2022: Replaced basement fridge. 2023: Replaced roof of house and garage. December 2024: Replaced exterior tap, Replaced upstairs fridge. RENTAL INCOME - Basement \$1432/mo rent + \$20/mo pet fee, plus 40% of utilities. Lease expires May 31, 2025. Main floor \$1486/mo rent plus 40% of utilities. Lease expires Sept 30, 2024 (month to month beginning Oct 1/24). Garage \$550/mo includes utilities (commercial lease, tenants since prior to 2015, expires: March 31, 2026). Total rent & pet fee \$3488 /mo