

**8 West Park Place
Cochrane, Alberta**

MLS # A2243783



\$849,000

Division:	West Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,534 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Wood
Features:	Separate Entrance, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: window covering, garage remote(s)

Tucked away in a quiet cul-de-sac, this beautifully designed and nicely upgraded 5-bedroom walkout bungalow offers the perfect blend of nature, privacy, and convenience. Ideal for families, outdoor enthusiasts, or anyone craving an acreage feel without leaving town, this home is a rare gem! The location is truly ideal, offering stunning views of Mitford Park from the upper deck, and easy access to the park from your back yard. Step inside and enjoy the comfort and function of a spacious floorplan, featuring five bedrooms, perfect for growing families or those needing room for guests, a home office, or hobby spaces (one lower level bedroom is currently dedicated to a work from home / hobby space). The double attached heated garage adds practicality and convenience year-round, keeping your cars and toys secure and frost free in the winter. It's also ideal as a workshop with tons of LED overhead lighting and a built in work bench. The oversized pie-shaped yard is a true sanctuary—lush, expansive, and lovingly maintained by passionate gardeners. Whether you're dreaming of growing your own food or simply want space to roam and relax, this yard delivers and adds a bonus with fruit bearing plants including an established raspberry patch. With upper level deck seating to multiple seating area options on the ground level, including a firepit area, you'll find sun and shade at every time of the day. The zeroscape low maintenance front yard is graced with beautiful perennials and the watering is easy on the environment with the established rain catchment system. From the back gate, step directly onto picturesque walking paths leading to Mitford Park and the stocked pond just behind the home—perfect for fishing in the summer and skating in the winter. Inside and out, this home is designed to bring people together and enjoy the best of all seasons.

Whether you're upsizing from town or downsizing from acreage living, this property offers the space, tranquility, and lifestyle you've been searching for—all within minutes of schools, shopping, restaurants, and essential amenities. This home also features newer windows (except kitchen), a 2018 roof, central air conditioning, 2 hot water tanks, exposed aggregate lower patio, loads of storage, and an abundance of garden beds. Don't miss your chance to enjoy the peace of country living right in town—this one truly has it all.