

# \$750,000 - 52 West Edge Road, Cochrane

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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 | 17                |
| Zoning         | R-LD              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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