

# \$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.

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 Gas, Family Room, 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, Rectangular Lot, Many Trees  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 8th, 2025  
Days on Market 1  
Zoning R-LD

### Listing Details

Listing Office eXp Realty

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