

# \$750,000 - 41 West Mitford Crescent, Cochrane

MLS® #A2231684

## \$750,000

6 Bedroom, 3.00 Bathroom, 1,461 sqft

Residential on 0.13 Acres

West Terrace, Cochrane, Alberta

Spacious, Stylish, and Built for Living Well in Cochrane

Welcome to your dream bungalow—a fully finished six-bedroom, three-bathroom home that blends modern updates with timeless comfort, all nestled across from peaceful greenspace in one of Cochrane’s most inviting communities.

Step onto the charming front porch and take in the quiet views before stepping inside to a bright, open-concept main floor. The kitchen is the heart of the home, featuring granite countertops and a new stove, perfect for everything from quick breakfasts to weekend entertaining. A main-level laundry room with new washer and dryer adds convenience right where you need it.

The primary suite is your personal retreat, complete with a spa-inspired ensuite, featuring a separate shower and free standing soaker tub, and a spacious walk-in closet. One more bedroom and full bathroom round out the main floor, ideal for guests or a home office.

Downstairs, the fully finished lower level offers even more flexibility. A cozy gas fireplace anchors the spacious rec room, creating the perfect setting for movie nights or quiet evenings. You’ll also find four additional bedrooms and a full bathroom—ideal for growing families, guests, or dedicated



work-from-home spaces.

Thoughtful updates throughout include new carpet, a high-efficiency furnace, humidifier, and central air conditioning—all designed to keep you comfortable through every season.

Step outside into a private backyard oasis, where a large deck with a partially covered canopy leads down to a welcoming patio area—perfect for dining, relaxing, and gathering with friends. You’ll also find a greenhouse and a soothing barrel sauna tucked into the landscaped yard. A heated double-attached garage adds both storage and everyday ease, making life here as functional as it is beautiful.

From its open layout to its standout features, this home offers space to live, grow, and thrive—with all the finishing touches already in place.

Come see it for yourself to discover what life could look like here and Let’s make YOUR dreams a Reality!

Built in 1992

**Essential Information**

MLS® #	A2231684
Price	\$750,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,461
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Active

### Community Information

Address 41 West Mitford Crescent  
Subdivision West Terrace  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 1L2

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Gas, Recreation Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Rain Gutters  
Lot Description Back Yard, City Lot, Front Yard, Garden, Landscaped, Many Trees, Private, Street Lighting, Standard Shaped Lot  
Roof Shake, Wood  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Wood

### Additional Information

Date Listed June 19th, 2025

Days on Market	1
Zoning	R-LD

**Listing Details**

Listing Office	Royal LePage Benchmark
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