

\$748,000 - 43 West Mitford Crescent, Cochrane

MLS® #A2236227

\$748,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft
Residential on 0.13 Acres

West Terrace, Cochrane, Alberta

Live your best life in Cochrane with this beautifully renovated 4-bedroom bungalow, ideally situated on the sought-after West Mitford Crescent—one of Cochrane's most desirable communities. Located across the street from a greenspace with direct access to river pathways, this home is designed for those who value lifestyle, comfort, and connection to nature. Enjoy over \$75,000 in recent renovations, including knock-down ceilings, most appliances, main floor blinds, updated lighting, and fresh paint throughout. The open-concept living room welcomes you with stunning hardwood floors, soaring vaulted ceilings, an abundance of windows, a cozy gas fireplace, and pot lighting. The adjacent kitchen features newer appliances, a pantry and an eating bar. The dining area is large and offers room for a large table - perfect for hosting or everyday living. The generous primary bedroom offers a walk-in closet and a private ensuite with a large separate shower. The main level also includes a main floor office-den, a second bedroom, a full bath, and a functional mudroom. Step outside onto your large deck with glass railings, a privacy wall, a gas BBQ line, and a storage shed—ideal for entertaining or relaxing in your private outdoor space. The fully finished basement expands your living space with a bright rec room complete with in-floor heat, another gas fireplace, two additional bedrooms (including one currently used as an art studio), a full bath, laundry, and ample storage. The double



attached garage features a new Reznor heater and built-in cabinetry. With everything already done, all that's left to do is move in and start enjoying the lifestyle Cochrane has to offer.

Built in 1995

Essential Information

MLS® #	A2236227
Price	\$748,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.13
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	43 West Mitford Crescent
Subdivision	West Terrace
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1L2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl
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	Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Brick Facing, Circulating, Mantle, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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