

\$565,000 - 21 West Mcdougal Road, Cochrane

MLS® #A2256453

\$565,000

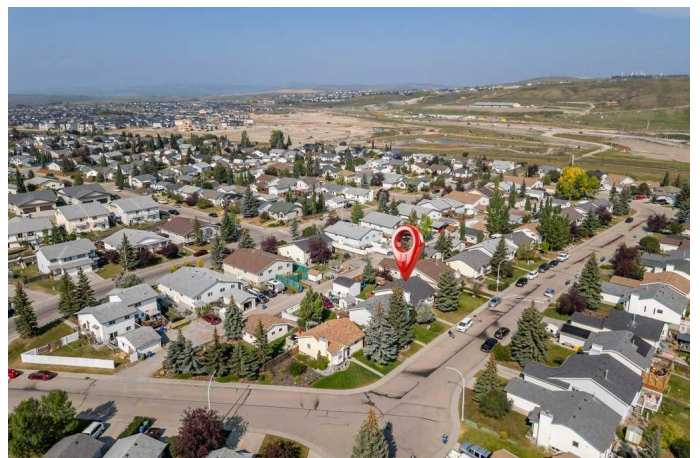
5 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.11 Acres

West Valley, Cochrane, Alberta

PRICED TO MOVE || 5 BEDROOM FAMILY HOME in Sought-After West Valley -Welcome to this inviting bi-level home, ideally located on a mature street in the desirable Cochrane community of West Valley. With schools, parks, and shopping all within walking distance, this property is perfectly suited for family living. The main floor offers a warm and functional layout, featuring a cozy wood-burning fireplace with a gas lighter and plenty of natural light. The kitchen includes a charming window seat and ample cabinetry, creating a bright and welcoming space for family meals. Upstairs youâ€™ll find three bedrooms, including a spacious primary suite with double closets and a private 4-piece ensuiteâ€”an ideal retreat for parents. The fully developed lower level is designed with family in mind, offering a versatile layout with a large family room, games area, and two additional bedrooms. A spacious laundry room and dedicated storage ensure thereâ€™s room for everything.

Step outside to enjoy the spacious and private backyard, complete with back lane access, perfect for family gatherings, playtime, or simply relaxing outdoors. Recent updates include a new single detached garage, new deck, fresh paint throughout, and brand-new carpet in the basement, making this home move-in ready. With quick possession available, this property offers the perfect opportunity to settle into one of Cochraneâ€™s most established and



family-friendly neighbourhoods.

Built in 1992

Essential Information

MLS® #	A2256453
Price	\$565,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,163
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	21 West Mcdougal Road
Subdivision	West Valley
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1L3

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Wood Burning, Gas Log
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	September 11th, 2025
Days on Market	56
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.