

\$550,000 - 2 West Barrett Place, Cochrane

MLS® #A2265976

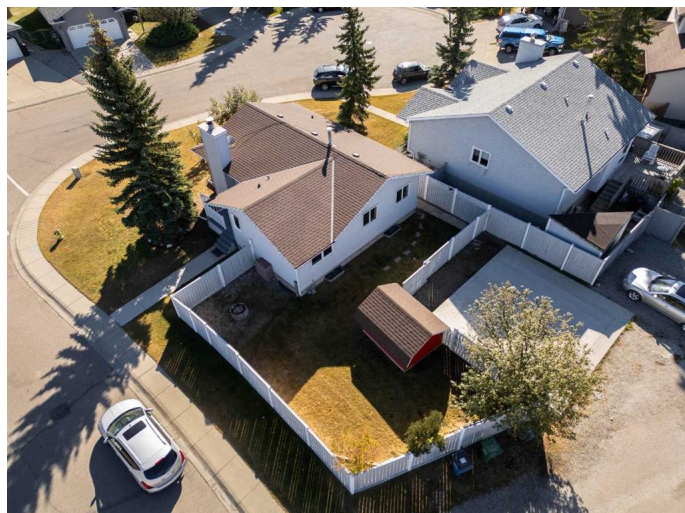
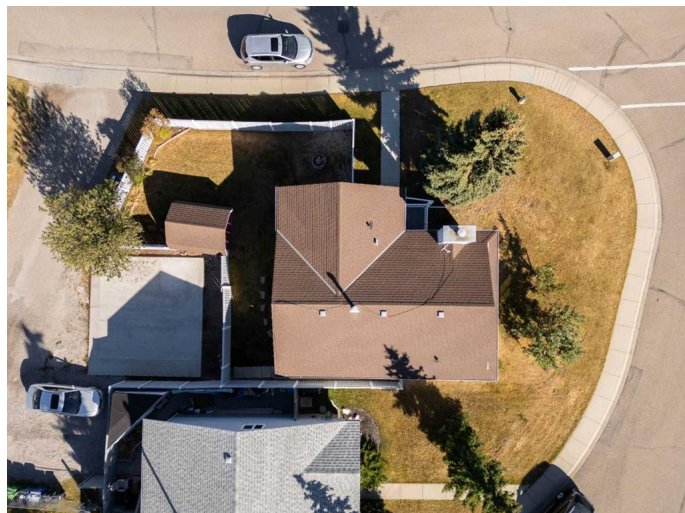
\$550,000

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.14 Acres

West Valley, Cochrane, Alberta

Wow! Great Value. This charming 1,080 sq. ft. bungalow is set on a peaceful cul-de-sac in Cochrane's desirable West Valley, a well-established, family-friendly neighbourhood. This move-in-ready home offers 3 bedrooms and 2 bathrooms, featuring fresh updates including new vinyl plank flooring, fresh paint, and new lighting throughout, ensuring a contemporary feel from the moment you step inside. The front entrance greets you with an open, bright main floor that features a large family room centered around a cozy wood-burning fireplace and a dedicated dining area, which flows nicely into the kitchen. The main floor sleeping quarters include a good-sized primary bedroom with its own ensuite bathroom, plus two additional bedrooms and a separate updated full bathroom. The property is perfectly positioned for an active and convenient lifestyle. You are just a few minutes' walk from local parks and schools, making the morning routine effortless. Direct access to Cochrane's extensive biking and walking paths provides a natural gateway to the beautiful Bow River shoreline, perfect for fishing, leisurely strolls, or cycling adventures. Furthermore, you're only moments away from the world-class Spray Lake Sawmills Family Sports Centre (SLS Centre) and are close to shopping and amenities, including nearby commercial centres and the popular historic downtown area. The backyard is a private retreat: it is fully fenced and west-facing, ensuring you get sunshine all afternoon and



evening, which is perfect for barbecues and outdoor enjoyment. It includes a large storage shed and a convenient double parking pad with plenty of room to build your future detached double garage, adding value and functionality. The basement provides great flexibility, featuring a large family/rec room for gatherings, a separate entrance in the back, and ample space to easily develop an additional bedroom/office and a full bathroom to suit your family's needs. Finally, the home's location offers easy, quick access to major roads for seamless commuting to Calgary or heading west for weekend mountain adventures in the Rockies. This home perfectly blends comfort, convenience, and community.

Built in 1989

Essential Information

MLS® #	A2265976
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2 West Barrett Place
Subdivision	West Valley
City	Cochrane
County	Rocky View County

Province	Alberta
Postal Code	T4C 1J5

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 21st, 2025
Days on Market	20
Zoning	R-LD

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.