

\$550,000 - 31 West Edge Road, Cochrane

MLS® #A2245500

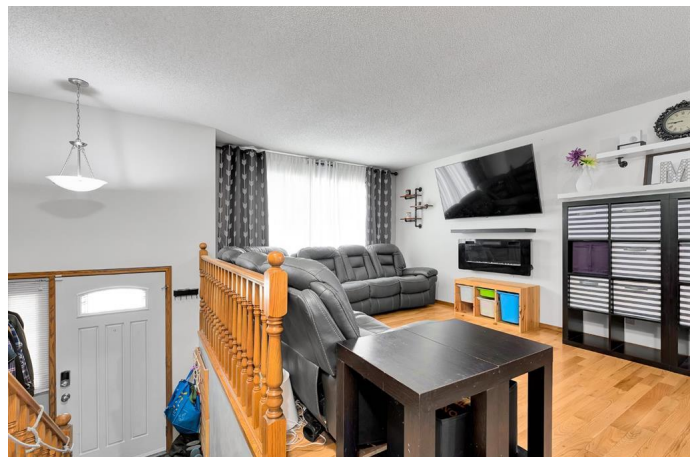
\$550,000

5 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.12 Acres

West Valley, Cochrane, Alberta

OPEN HOUSE SATURDAY AUGUST 9, 1:00PM - 3:00PM! Welcome to 31 West Edge Road in Cochrane – a beautifully renovated 5-bedroom, 2.5-bath 2-level split designed for modern living with a thoughtful layout and quality upgrades throughout. Head upstairs where you’ll find three spacious bedrooms and a full bathroom, along with a convenient half bath, perfect for busy mornings and family living. Step into the heart of the home – an open-concept living and dining area anchored by a fully renovated chef’s kitchen. This impressive space features over 30 feet of quartz countertops, custom cabinetry, a gas range with modern hood vent, wall oven, oversized stainless microwave, dishwasher, and an extra-deep dual stainless sink with garburator. A herringbone marble backsplash, industrial-grade luxury vinyl plank flooring, and fresh paint create a bright, stylish, and highly functional space for cooking and entertaining. Just off the kitchen area, the mudroom addition offers excellent storage and organization, leading directly to the upper deck rebuilt in 2021 with seamless PVC decking. This deck overlooks a private backyard with mature landscaping, alley access, and a hot tub – an ideal retreat for relaxing or hosting friends and family. The fully finished basement extends the living space, complete with two additional bedrooms, a full bathroom, and a cabinetry area with deep sink and sprayer faucet – perfect for laundry tasks or quick cleanups. Additional updates include new



windows (2024), hot water tank (2018), central A/C installation (2024), upgraded plumbing and electrical, the whole house has copper pipes, NO POLY B! The oversized heated, insulated, and finished garage provides excellent storage solutions and plenty of parking. Smart home upgrades such as front and rear security cameras and keyless entry pads add convenience and peace of mind. With over 2000 SqFt of developed living space, this home is set to please. All of this, located close to schools, parks, restaurants, and shopping â€“ making this move-in-ready home a must-see!

Built in 1990

Essential Information

MLS® #	A2245500
Price	\$550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	31 West Edge Road
Subdivision	West Valley
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1J4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Side By Side
# of Garages	2

Interior

Interior Features	Stone Counters, Vinyl Windows
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	21
Zoning	R-LD

Listing Details

Listing Office	2% 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.