



THE A-TEAM

RE/MAX FIRST

122 WEST TERRACE Crescent, Cochrane T4C 1R3

MLS®#: A2144865 Area: West Terrace Listing Date: 06/27/24 List Price: \$875,000
Status: Pending County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 1998
Finished Floor Area: 2,183 sqft
Lot Sz Ar: 6,771 sqft
Ttl Sqft: 2,183

DOM

5
Layout
Beds: 6 (3 3)
Baths: 4.0 (4 0)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access: Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscape, Landscaped, Rectangular Lot
Lot Feat: Double Garage Attached, Off Street, Oversized
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, In Floor, Forced Air, Natural Gas
Sewer: Private Yard
Ext Feat:
Construction: Stone, Stucco
Flooring: Concrete, Hardwood
Water Source: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener
Int Feat: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Kitchen, Flex Space, Bedroom - Primary, etc.

Bedroom	Basement	10`0" x 9`4"	Media Room	Basement	20`3" x 23`6"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **9611810**

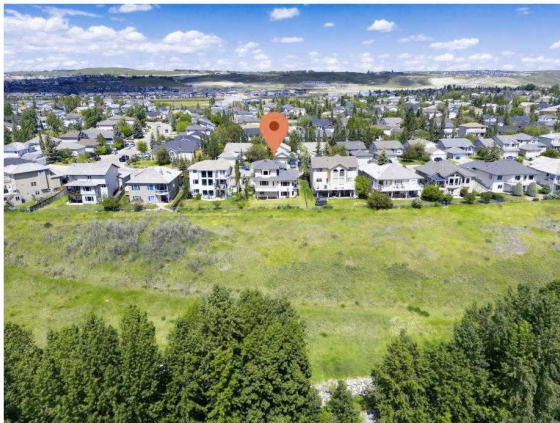
Zoning: **R-LD**

Remarks

Pub Rmks: **This well maintained custom 6 bedroom home with WALKOUT finished basement backs onto the NATURAL ENVIRONMENTAL PARK and boasts 180 degree PANORAMIC VIEWS of the Bow River Valley natural beauty. Offering over 3400 square ft of AIR Conditioned living area in desirable West Terrace with an estate-sized SOUTH yard, this home resides amidst established trees and serene pathways with the Bow River a short stroll away and takes your breath away with Views for Miles from almost every window. An additional bonus of this home is the MASSIVE garage measuring a whopping 25'4"x 27'9" - plenty of space for a truck and recreational toys. Perfect for both entertaining and family life, the foyer welcomes you in with gleaming hardwoods and draws your eye to the generous windows framing the beautiful views beyond and the soaring ceiling to the second floor staircase. The kitchen is definitely 'family-sized' with loads of custom cabinetry and counter space, island, new INDUCTION double oven and entertaining-sized dining area overlooking the inviting family room with Gas fireplace, perfect for family movie nights, all with views of your lovely, fenced yard and beyond. Also on the main level is a flex room that could be used as a formal dining room or office, 3 pc bath and large mudroom with a separate entrance, extra fridge and washer/dryer hookups should you choose to relocate the laundry. The second floor reveals the primary suite with hardwood floors, private ensuite and more views to greet the day. Two additional bedrooms featuring walk-in closets, hardwood floor in one and a 4 pc bath complete this level. The lower WALKOUT level with sunny windows features INFLOOR HEAT and textured concrete floors- a perfect place for the kids to play on rainy days. The generous family room could easily host gym equipment or a pool table and the floorplan unfolds with two additional bedrooms, 3 pc bath, laundry room, storage and another office/bedroom. Lovingly maintained, upgrades in recent years include A/C (2 yrs), Furnace (3 yrs), infloor heat control panel, duradeck (1yr), new water softener and Induction double oven. The heavy updates in this home are accomplished and now it's ready for your own personal design touch. Located close to Schools, transit and parks, this home is ready to move in to and enjoy.**

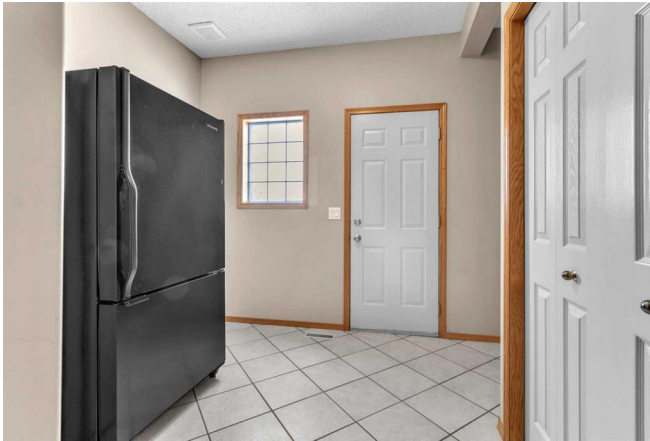
Inclusions: **wood shelving in garage, tire racks, rain barrel, alarm equipment**
 Property Listed By: **RE/MAX Real Estate (Central)**

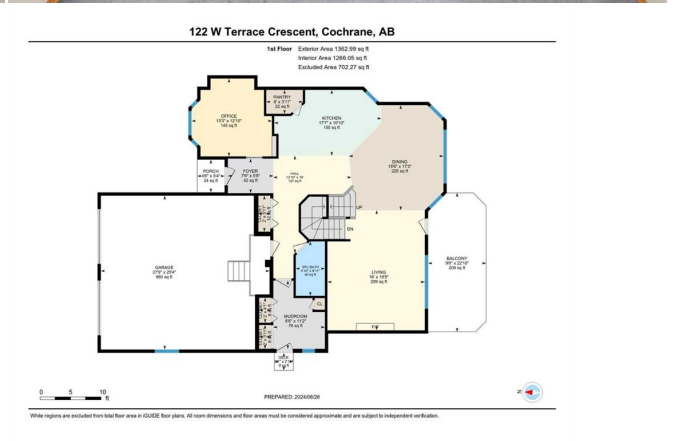
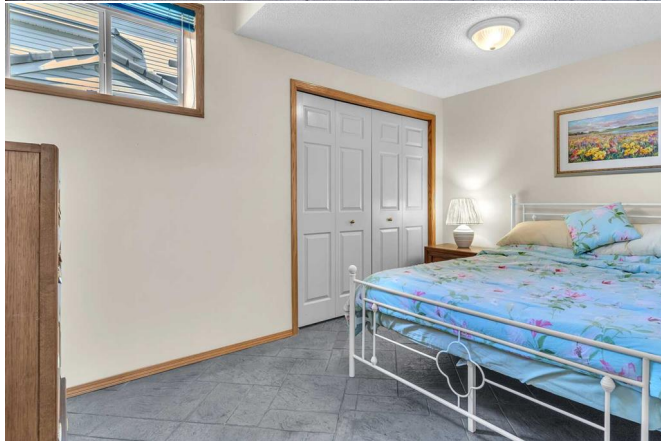
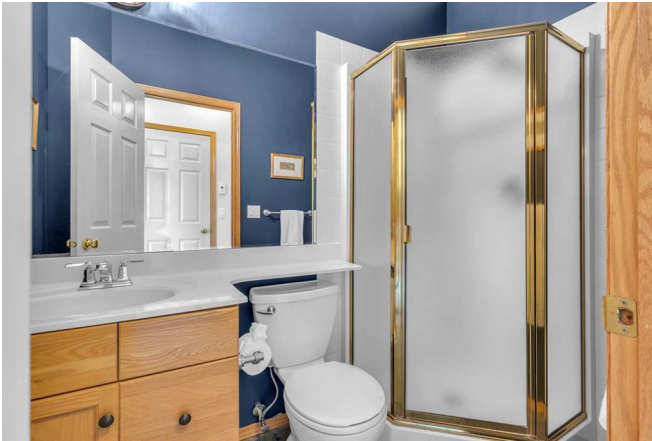
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











122 W Terrace Crescent, Cochrane, AB

2nd Floor Exterior Area 820.35 sq ft
Interior Area 747.23 sq ft
Excluded Area 55.47 sq ft



PREPARED: 2024/06/26



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

122 W Terrace Crescent, Cochrane, AB

Basement (Below Grade) Exterior Area 1266.76 sq ft
Interior Area 1180.17 sq ft



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