



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 WEST TERRACE Point, Cochrane T4C 1S1**

MLS®#: **A2164319**      Area: **West Terrace**      Listing **09/11/24**      List Price: **\$1,299,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2000**      Abv Sqft: **1,446**  
 Lot Sz Ar: **10,795 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **1,446**

DOM

**8**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,Secluded**

Park Feat: **Double Garage Attached,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Fire Pit,Lighting,Private Yard**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 5`2"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`7" x 9`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>36`9" x 10`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 15`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`10" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 21`11"</b>	<b>Office</b>	<b>Main</b>	<b>12`7" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 16`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>9`11" x 5`4"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`11" x 9`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>8`4" x 14`9"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`2" x 14`2"</b>	<b>Family Room</b>	<b>Lower</b>	<b>13`11" x 18`7"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>18`0" x 13`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>14`0" x 23`9"</b>

<b>Storage</b>	<b>Lower</b>	<b>9`9" x 3`3"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`6" x 10`11"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R-LD</b>
Legal Desc:	<b>9811929</b>

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPT 15th 1-4PM\*\*\* Welcome to your dream home! This incredible 3-bedroom bungalow in Cochrane, Alberta, offers unparalleled views, modern amenities, and luxurious living right on the banks of the Bow River, with direct access to a beautiful natural reserve. Extensively renovated and meticulously maintained, this property is the epitome of comfort and sustainability. WHAT SETS THIS HOME APART: ONE OF THE BEST LOTS IN COCHRANE: Nestled against the scenic Bow River and a serene natural reserve, this home provides direct access to a stunning outdoor environment, with trails leading to downtown Cochrane and Spray Lakes. SUSTAINABLE UPGRADES: Installed 8.1 kW solar panels, R50 insulation in both the attic and garage, new energy-efficient glass inserts with sun-ray protection, and a comprehensive energy audit through the Greener Home Program ensure optimal energy efficiency and savings. MODERN COMFORTS: Enjoy year-round comfort with new central air conditioning, a new gas fireplace in the living room, and heated floors in the walk-out basement. CUSTOM FINISHES: Elegant engineered hardwood floors throughout the main level, with new LVP & carpet in the basement. The home features custom-built cabinets and shelving in the kitchen, den, front room, and a fully renovated primary ensuite. The stunning kitchen boasts quartz countertops and a high-end stainless steel appliance package. ADDITIONAL FEATURES: New stone exterior, new front deck and outdoor doors, custom built-in storage units in the garage, underground irrigation, new lighting, exterior gemstone soffit lighting for ambiance and holiday fun, and a water softener add to the home's list of exceptional offerings. OUTDOOR LIVING: Step out onto the MASSIVE HOUSE WIDTH deck with "Duradek" or enjoy the lower-level patio with a hot tub, overlooking a vast, low-maintenance yard of over 1,000 SM. The heated floors in the walk-out basement offer warmth and comfort for those colder months. SPACIOUS & BRIGHT: A layout filled with natural light, a massive lot with plenty of space for relaxation, sun and shade options and PRIVATE! Impeccable Shape, Ready for You! This home is truly one-of-a-kind, combining luxurious comfort with sustainable living, all in an unbeatable location. OVER \$250K IN UPGRADES. Don't miss this opportunity to make it yours!**

Inclusions:  
Property Listed By: **TV Mounts  
KIC Realty**

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

























