



THE
A-TEAM

**RE/MAX
FIRST**

139 WEST TERRACE Point, Cochrane T4C 1S1

MLS®#: **A2164319**

Area: **West Terrace**

Listing Date: **09/11/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$40k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2000**
Lot Information
Lot Sz Ar: **10,795 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,446**
Low Sqft:
Ttl Sqft: **1,446**

DOM

70
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/Bsmt: **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>
2pc Bathroom	Main	4`5" x 5`2"	5pc Ensuite bath	Main	11`7" x 9`3"
Balcony	Main	36`9" x 10`0"	Dining Room	Main	12`8" x 9`9"
Kitchen	Main	10`10" x 15`10"	Laundry	Main	10`10" x 7`10"
Living Room	Main	16`8" x 21`11"	Office	Main	12`7" x 10`11"
Bedroom - Primary	Main	13`8" x 16`0"	Walk-In Closet	Main	9`11" x 5`4"
3pc Bathroom	Lower	6`11" x 9`3"	Bedroom	Lower	8`4" x 14`9"
Bedroom	Lower	12`2" x 14`2"	Family Room	Lower	13`11" x 18`7"
Exercise Room	Lower	18`0" x 13`10"	Game Room	Lower	14`0" x 23`9"

Storage Lower 9'9" x 3'3" Furnace/Utility Room Lower 7'6" x 10'11"
Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **9811929**

Zoning:
R-LD

Remarks

Pub Rmks: **Welcome to your dream home! This incredible 3-bedroom bungalow in Cochrane, Alberta, offers unparalleled views, PRIVACY, modern upgrades, 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













