



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 QUIGLEY Drive #Unit 1, Cochrane T4C 1M2**

MLS® #: **A2174969**

Area: **West Valley**

Listing Date: **11/02/24**

List Price: **\$435,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **1992**

Lot Information

Lot Sz Ar: **3,751 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,335**  
Low Sqft:  
Ttl Sqft: **1,335**

DOM

**20**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **1 and Half Storey,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level,Street Lighting,Underground Sprinklers,Private,Treed**

Park Feat:

**Concrete Driveway,Front Drive,Garage Door Opener,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Gas Water Heater,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Primary Downstairs,See Remarks,Vaulted Ceiling(s),Wood Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 13`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 12`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 15`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 8`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 8`8"</b>
<b>Flex Space</b>	<b>Second</b>	<b>11`0" x 11`9"</b>	<b>Loft</b>	<b>Second</b>	<b>7`0" x 13`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`6"</b>			

Condo Fee:  
**\$445**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MX**

Legal Desc: **9211661**

Remarks

Pub Rmks: **Live in the heart of West Valley in Cochrane - close to town center and amenities yet private and secluded! This villa style, end unit townhouse features one-level essential living with eating, laundry, sleeping and en-suite with walk-in tub, all on the main floor. The central staircase leads to an upper loft space framed by the massive vaulted ceiling overlooking the living room. Upstairs is an additional bedroom, a full bath and a spacious multi-purpose/flex room. In addition to being freshly painted top to bottom, upgrades include new low-flush toilets, vanity sinks and light fixtures. The full basement awaits your creative ideas! The single attached garage provides vehicle protection and ample storage. Experience the convenience of condo living with lawn care and snow removal professionally provided while enjoying your own private outdoor spaces including the west-facing rear yard, deck and patio. This 28 unit complex is competently self-managed and impeccably maintained. Consider the benefits that this residence offers: a mature, private setting, close to amenities with the comfort and convenience of this uniquely designed home!**

Inclusions: **Furniture optional**  
Property Listed By: **Kidder & Company Real Estate & Property Management Ltd.**

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

















