



THE
A-TEAM

**RE/MAX
FIRST**

108 WEST POINTE Manor, Cochrane T4C 0C2

MLS®#: **A2178136** Area: **West Pointe** Listing Date: **11/08/24** List Price: **\$775,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **4,768 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,163**
 Low Sqft:
 Ttl Sqft: **2,163**

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`1" x 14`6"
Office	Main	11`4" x 9`5"
Living Room	Main	14`1" x 14`6"
Bedroom - Primary	Second	16`4" x 12`0"
Bedroom	Second	11`3" x 10`10"
5pc Ensuite bath	Second	14`4" x 10`2"
Bedroom	Basement	13`6" x 11`6"

Room	Level	Dimensions
Breakfast Nook	Main	6`0" x 10`0"
Dining Room	Main	9`4" x 14`2"
Laundry	Main	8`8" x 14`2"
Bedroom	Second	15`1" x 11`5"
Bedroom	Second	15`9" x 11`11"
3pc Bathroom	Second	6`6" x 7`8"
4pc Bathroom	Basement	10`10" x 9`2"

Game Room

Basement

19`8" x 27`11"

3pc Bathroom
Legal/Tax/Financial

Second

6`6" x 7`8"

Title:
Fee Simple
Legal Desc:

0613446

Zoning:
R-LD

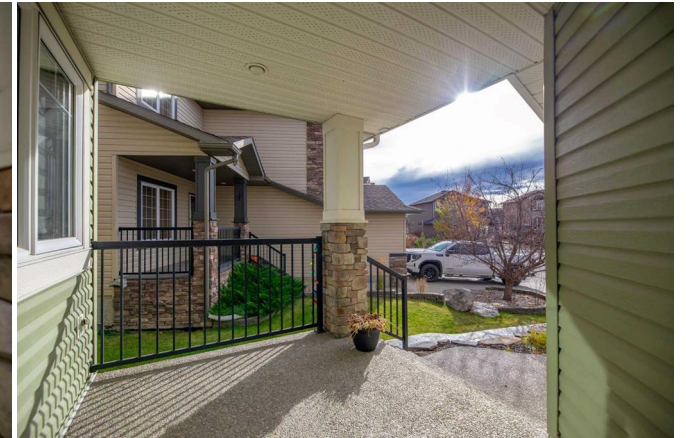
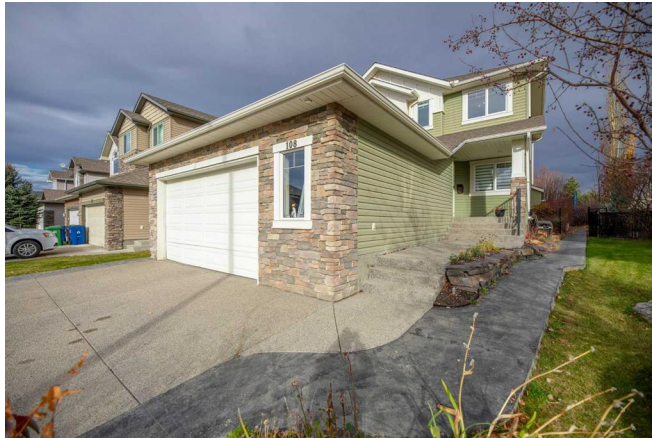
Remarks

Pub Rmks: **FULLY FINISHED | 4 BEDROOMS UPPER LEVEL | 5 BEDROOMS TOTAL | OVERSIZED 30x23 HEATED GARAGE | MAIN FLOOR OFFICE | PRIVATE DINING ROOM | STEPS AWAY FROM THE BOW RIVER | Welcome to 108 West Point Manor. Rare find, beautifully built, with 4 bedrooms upstairs, & a 5th in the basement all the living space you could imagine in an exceptional river community. Nine foot ceilings on the main level, open concept kitchen & nook, with light cabinetry, Family room with cozy gas fireplace. Main floor offers an office plus flex room that could be a den or dining room. Main floor laundry. Upstairs the primary offers a 5 piece ensuite, as well as a walk-in closet. Three additional spacious bedrooms, each with substantial closets. The basement offers 9 foot ceilings, in floor heating for your comfort. Complete with a 5th bedroom as well as another 4 piece bathroom. Property backs onto greenspace and features a firepit and a gas line for the BBQ, The 23x30 heated garage adds additional space. Book your showing today to see why Living in Cochrane is Loving where you Live.**

Inclusions:
Property Listed By:

None
Royal LePage Benchmark

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













108 W Pointe Manor, Cochrane, AB

Basement (Below Grade) Exterior Area 1026.56 sq ft
Interior Area 952.41 sq ft



0 2 4 m

PREPARED: 2024/11/05



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

108 W Pointe Manor, Cochrane, AB

Main Level Exterior Area 1022.90 sq ft
Interior Area 951.00 sq ft
Excluded Area 66.46 sq ft



0 2 4 m

PREPARED: 2024/11/05



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108 W Pointe Manor, Cochrane, AB

Upper Level Exterior Area 96.03 m²
Interior Area 91.47 m²



PREPARED: 2024/11/05



Walls regions are included from this floor area in G.I.T.E.S. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.