



THE
A-TEAM

**RE/MAX
FIRST**

228 QUIGLEY Close, Cochrane T4C 1S7

MLS®#: **A2178447** Area: **West Terrace** Listing Date: **11/12/24** List Price: **\$459,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **3,568 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lawn**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,236**
 Low Sqft:
 Ttl Sqft: **1,236**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`8" x 4`6"	Dining Room	Main	8`1" x 10`9"
Foyer	Main	10`5" x 7`7"	Kitchen	Main	11`8" x 10`9"
Living Room	Main	13`10" x 14`3"	3pc Ensuite bath	Upper	7`9" x 4`5"
4pc Bathroom	Upper	7`9" x 5`9"	Bedroom	Upper	8`11" x 11`7"
Bedroom	Upper	10`7" x 9`7"	Bedroom - Primary	Upper	11`7" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9811907

Zoning:
R-MX

Remarks

Pub Rmks: **BIG BACKYARD | VINYL PLANK FLOORING | SINGLE CAR GARAGE | NO CONDO FEES** Welcome home to 228 Quigley Close. This semi-detached three-bedroom home is seeking new owners. With no additional fees, this house likely won't last long. Located near schools, bike/walking paths, and the Bow River, this quiet cul-de-sac home has been well looked after. Vinyl plank flooring, carpets, and paint were updated in the last few years. The fenced backyard is a good size and the deck has built-in seating. The basement is unfinished and could easily be developed in the future.

Inclusions:
Property Listed By: **N/A**
First Place Realty

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









