



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WEST POINTE Manor, Cochrane T4C 0C2**

MLS®#: **A2184017**      Area: **West Pointe**      Listing Date: **01/03/25**      List Price: **\$750,000**  
 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

**19**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 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	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 14`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>6`0" x 10`0"</b>
<b>Office</b>	<b>Main</b>	<b>11`4" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 14`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 14`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`8" x 14`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`4" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`3" x 10`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`9" x 11`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`4" x 10`2"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>6`6" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`10" x 9`2"</b>

Game Room

Basement

19`8" x 27`11"

2pc Bathroom  
Legal/Tax/Financial

Main

4`5" x 4`10"

Title:  
**Fee Simple**  
Legal Desc:

**0613446**

Zoning:  
**R-LD**

Remarks

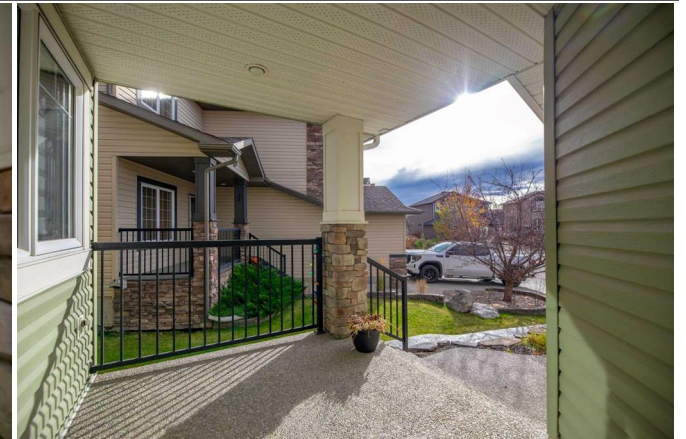
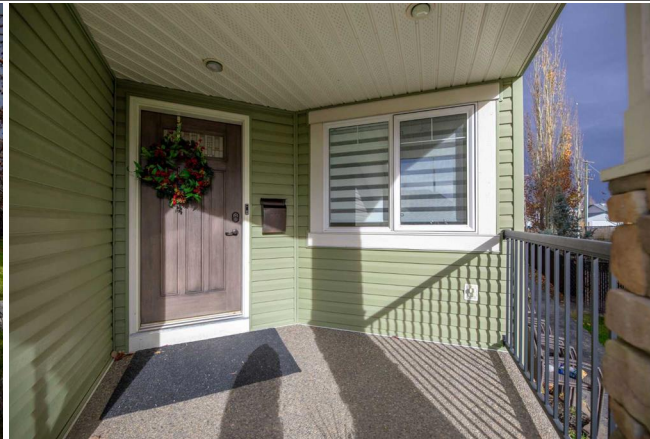
Pub Rmks:

**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.**

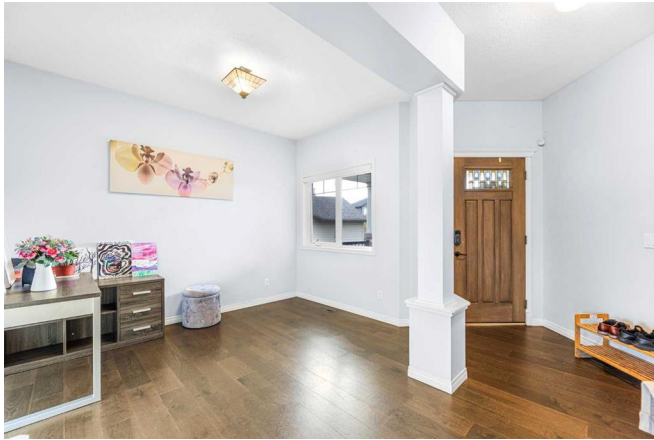
Inclusions:  
Property Listed By:

**none**  
**Royal LePage Benchmark**

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







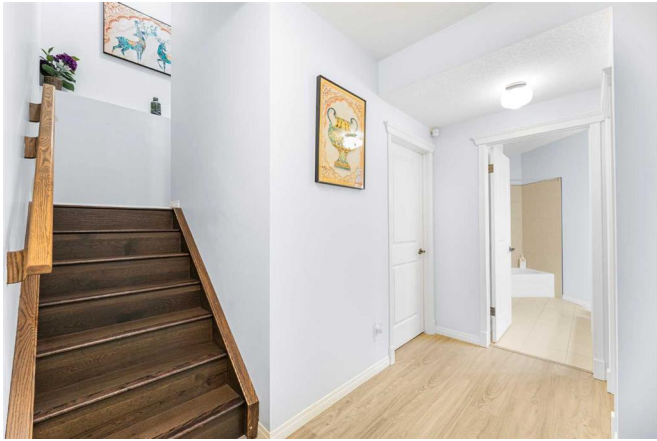
















108 W Pointe Manor, Cochrane, AB

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



0 2 4

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 86.46 sq ft



0 2 4

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

Upper Level Exterior Area 96.03 m<sup>2</sup>  
Interior Area 91.47 m<sup>2</sup>



PREPARED: 2024/11/05



While 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.