

139 West Terrace Point  
Cochrane, Alberta

MLS # A2236484



# \$1,399,900

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Terrace                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Bungalow                                                                 |               |                   |
| <b>Size:</b>     | 1,446 sq.ft.                                                             | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized, RV Access/Parking                     |               |                   |
| <b>Lot Size:</b> | 0.25 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Walk-Out To Grade           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** 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)

**Inclusions:** Hot tub negotiable.

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: Freshly renovated powder room, New stone exterior, new front deck and outdoor doors, custom built-in storage units in the garage, just reno'd lower level 4pce bath, 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. New lower level wet bar. 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!