



GRASSROOTS
REALTY GROUP

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**139 West Terrace Point
Cochrane, Alberta**

MLS # A2236484



\$1,350,000

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

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

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!