



**GRASSROOTS**  
REALTY GROUP

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234 Quigley Drive  
Cochrane, Alberta

MLS # A2248776



**\$440,000**

Division:	West Terrace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,242 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

When OPPORTUNITY KNOCKS...OPEN HOUSE Saturday August 16th (12-3pm)...Located in the community of West Terrace and close to Glen Boles Trail by the river front, this 3-bedroom, 3<sup>1</sup>/<sub>2</sub>-bathroom two-storey townhouse includes a fully developed basement and provides over 1700 square feet of living space. The main level features your Laundry Room, a 2PC Bath and an open inviting living, dining, and kitchen area all complimented by an abundance of natural light. Upstairs encompasses three bedrooms, a four-piece bathroom, and a three-piece ensuite. The lower level offers a spacious family room, a three-piece bathroom, and plenty of storage. The property is beautifully landscaped from the front yard through to the back. Make this home and call today to view!