



**GRASSROOTS**  
REALTY GROUP

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**87 Quigley Drive  
Cochrane, Alberta**

**MLS # A2261383**



**\$609,900**

<b>Division:</b>	West Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Drive Through, G		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	4-26-4-W5
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

A fully developed (i.e. 2,334 sq ft total) and extensively improved 4-bedroom bi-level nestled into the heart of a mature, well-established neighbourhood; offering exceptional curb appeal & move-in ready comfort. Big bright front foyer leads into an open main floor plan with sky-high vaulted ceiling, spacious living room with wood-burning fireplace, newer kitchen with granite counters/island/breakfast bar/upgraded stainless steel appliances (i.e. including gas stove & double door fridge)/farm sink overlooking backyard/plenty of counter/cupboard space, dining area, primary bedroom with large walk-in closet/ensuite, 2 additional bedrooms and full 4-piece bathroom. Lower level is fully developed to include family room with gas fireplace, wet bar, a substantial 4th bedroom, bathroom, laundry and storage. Large private mature SW-facing backyard, complete with freshly painted upper (8' X 11') and lower (11' X 19') decks (i.e. lower being partially covered), a substantial storage shed and swing gate access to/from alley leading to concrete RV/trailer/toy parking pad. The true oversized (i.e. 23' X 23') double detached garage is an absolute standout: heated/insulated/ 240V-equipped/built-in workbenches/shelves/storage and offering drive-through access via rear overhead door (i.e. from alley), side barn door (i.e. to/from concrete parking pad in yard) and front man-door entries for unmatched accessibility, versatility and storage. Extensive list of recent upgrades includes: New windows, new front door, new light fixtures, new flooring, newer roof, newer high-efficiency furnace, newer water heater & softener, newer appliances & fresh professional paint throughout. Whether you're a growing family, downsizer, or toy enthusiast, this home delivers the space and upgraded style in one complete package. Don't miss out; book your private showing today.

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