



GRASSROOTS
REALTY GROUP

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179 Quigley Drive
Cochrane, Alberta

MLS # A2269180



\$579,900

Division:	West Terrace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Heat Pump, Natural Gas, Wood	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions:	N/A
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Discover a beautifully maintained bungalow in Cochrane's West Terrace community, just steps from the Bow River and scenic pathways. This home combines comfort, functionality, and charm, creating the perfect space for families seeking a welcoming and versatile living environment. The main floor boasts a bright and inviting living area centered around a wood-burning fireplace, a spacious dining area, and a well-appointed kitchen with plenty of counter space and storage – perfect for preparing family meals or entertaining guests. The primary bedroom offers generous space and privacy, accompanied by two additional bedrooms and a full bath, ideal for children or a home office. The fully finished basement expands your living options with a large recreation room featuring a gas fireplace, a fitness area, guest space, a full bath, and abundant storage, offering flexibility for hobbies, workouts, or family fun. Step outside to enjoy the private backyard, complete with a firepit, perfect for cozy evenings with family and friends. With a detached garage and convenient access to parks, schools, and river pathways, this home provides both comfort and lifestyle in one of Cochrane's most welcoming neighborhoods.