



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**56 West Terrace Road
Cochrane, Alberta**

MLS # A2271469



\$459,000

Division:	West Terrace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,335 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a warm and inviting home in the heart of West Terrace—where comfort, space, and convenience come together beautifully. Sunlight pours into the large south-facing living room, highlighting the rich hardwood floors that span the main level. The layout is effortlessly functional, offering a separate dining room perfect for family dinners and a bright kitchen complete with a pantry for extra storage. A dedicated laundry room and convenient mudroom keep day-to-day life organized, while a convenient 2-piece bathroom is tucked nearby. Upstairs, three generous bedrooms provide peaceful retreats, including a spacious primary suite with a walk-in closet and a well-appointed 4-piece ensuite. Another full 4-piece bathroom completes the upper level, making mornings smooth for everyone. Step outside into a large backyard designed for relaxation and connection—featuring a deck for summer meals and an elevated patio with a cozy firepit to unwind under the stars. The double attached garage adds everyday practicality. Located just steps from a public 5–8 school (which includes French Immersion), a K-6 Francophone school, playgrounds, Mitford Park, and the scenic Glen Boles Trail along the Bow River. Minutes from shopping, restaurants, and churches—this is West Terrace living at its finest.