



**57 West Terrace Road  
Cochrane, Alberta**

**MLS # A2283297**



**\$495,000**

<b>Division:</b>	West Terrace	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.12 Acre	
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Land	

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	(R-MX)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
<b>Inclusions:</b>	basement refrigerator and electric cook top		

**LEGAL BASEMENT SUITE / WALKOUT / ATTACHED GARAGE / MOVE IN READY / 4 Bed 4 BATHS /** Welcome to 57 West Terrace Road, Cochrane. Here is a rare and versatile opportunity that checks all the boxes for both first-time buyers and savvy investors. This two-storey walkout home with an attached garage offers exceptional flexibility, income potential, and a comfortable living space. The upper unit features 3 spacious bedrooms and 3 bathrooms, including a private ensuite off the primary bedroom, making it ideal for families or owner-occupants. The open-concept main floor is designed for everyday living and entertaining, with a seamless flow between the kitchen, dining, and living areas. Step out onto the deck, the perfect spot to relax, BBQ, or enjoy your morning coffee. Downstairs, the fully legal walkout basement suite is bright and welcoming thanks to its sunny walk out exposure, creating a space that feels open and inviting. The location truly sets this home apart. Nearby schools, scenic pathways, and excellent walkability make this an ideal spot for families and tenants alike. Enjoy easy access to walking and biking paths, parks, and everyday amenities, all just minutes from your front door — a lifestyle that encourages outdoor living and convenience. Currently rented for a total of \$3,300 per month, this property provides immediate income, making it an outstanding option for investors seeking strong cash flow. For first-time buyers, it offers the perfect opportunity to live in one unit while offsetting your mortgage with rental income. With its walkable location, income potential, and thoughtful layout, 57 West Terrace Road is a smart, future-ready property that blends lifestyle and investment value seamlessly. Book your showing before this one is gone!