



**108 West Terrace Bay
Cochrane, Alberta**

MLS # A2284491



\$734,900

Division:	West Terrace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,167 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Heated Garage, RV Access		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Pie Shap		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Shed, cabinets and workbench in garage, deep freeze, mini fridge

Set on a rare 8,536 sq ft lot, this property offers something that is becoming increasingly hard to find, a backyard that truly feels like an extension of your living space. The expansive size of the yard creates a sense of freedom and privacy, with endless room to relax, entertain, play, or simply enjoy the outdoors. Whether it's summer gatherings on the deck, kids and pets roaming freely, or the convenience of rear lane access for trailer or RV storage, this outdoor space is a defining feature of the home and a lifestyle opportunity few properties can offer. The generous lot size may also offer potential for a future detached garage or shop (subject to municipal approval), adding even more long term versatility and value. Inside, you're welcomed by a bright and expansive living room filled with natural light, creating a warm and inviting atmosphere ideal for both everyday living and memorable gatherings. The open flow into the kitchen forms a natural hub for connection, complete with stainless steel appliances and a highly functional layout designed for entertaining and daily life alike. With 5 bedrooms, 3 bathrooms and ample living areas throughout, the home provides exceptional flexibility for growing families, guests, home offices, or hobbies. The fully finished basement significantly expands the usable space, offering the perfect setting for family movie night with the ambiance of a fireplace, media room, play area, teen retreat, gym, or comfortable guest accommodation. The backyard continues to impress with thoughtful features including a spacious deck, natural gas hookup, valuable back alley access, and a dedicated space set up for a hot tub, blending practicality with lifestyle appeal. The heated garage, equipped with cabinets, workbench, and additional storage above, adds year round convenience. Located in the desirable

community of West Terrace, this home combines the charm of an established neighbourhood with easy access to elementary schools, parks, scenic river pathways, and Cochrane's vibrant downtown, all within a comfortable commute to Calgary. Recent updates including newer roof shingles, hot water tank, and washer/dryer provide additional peace of mind. Offering space both inside and out, this is a home designed for the way life is meant to be enjoyed. Book your showing today!