



**165 Quigley Drive  
Cochrane, Alberta**

**MLS # A2290069**



**\$637,500**

<b>Division:</b>	West Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,261 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** N/A

5 Bed | 3 Full Bath | Office | Walkout Basement | 24x24 Garage | Welcome home to this spacious bi-level offering over 2,300 sq.ft. of total living space! Perfectly designed for large families, this carpet-free home features 5 bedrooms, 3 full baths, and a flexible office space. MAIN FLOOR: Peninsula kitchen with tons of counter space leading to a massive 33x10 rear deck spanning the width of the house. Three bedrooms up, including a primary with a 4pc ensuite. WALKOUT BASEMENT: Developed to a high standard with a large family room, two generous bedrooms, and a full 4pc bath. Heated floor in lower level family room. Electric heat pad. Thermostat controlled. BONUS ROOM: A bright basement office offers excellent flexibility as a potential 6th bedroom or hobby room. EXTERIOR: Enjoy the sunshine in the South-facing yard featuring a 24x24 detached double garage. Located steps from local schools, Bow River, and surrounded by walking trails and parks. This is the turnkey family home you have been waiting for! Book your showing today to see why Living in Cochrane is Loving where you Live.