



**108 Quigley Close  
Cochrane, Alberta**

**MLS # A2292444**



**\$514,900**

<b>Division:</b>	West Terrace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Slate	<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>	French Door, Granite Counters, Skylight(s)		

**Inclusions:** Electric power lift outside front door included, as wells some accessible lifestyle items for inside the home. Equipped with grab bars in main bathroom.

Welcome to this beautifully maintained bungalow duplex, quietly tucked away on a cul-de-sac in sought-after West Terrace. Offering 1,024 sq. ft. above grade plus a fully developed interior, this home blends comfort, function, and thoughtful upgrades throughout. Warm hardwood floors flow through the main level, complemented by a blend of slate, laminate and carpet that adds both style and durability, while the bright kitchen is bathed in natural light from an overhead skylight. Granite countertops and stainless steel appliances add a modern touch to this welcoming space. The flexible layout features 1 + 2 bedrooms plus a versatile den - perfect as a fourth bedroom, office, or hobby room. Recent upgrades include a newer roof, furnace, hot water tank, and central air conditioning for year-round comfort, along with a reverse osmosis system and Hunter Douglas window coverings. Accessibility has been carefully considered with reinforced grab bars, an electric wheelchair lift at the front entrance, and the option to relocate laundry to the main level. All Poly-B plumbing has also been professionally replaced with PEX for added peace of mind. Step outside to your own private, treed backyard - an ideal retreat for relaxing or entertaining. Located in a quiet, established Cochrane neighbourhood close to parks, schools, and pathways, this home offers the perfect balance of serenity and convenience.