



**122 West Terrace Place
Cochrane, Alberta**

MLS # A2295833



\$725,000

Division:	West Terrace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: Shed

Welcome to this beautifully maintained walkout bungalow nestled on a quiet cul-de-sac in the highly sought-after community of West Terrace in Cochrane. From the moment you arrive, this home invites you to slow down, breathe deeply, and imagine the life you could be living here every single day. Step inside and you are greeted by a warm and inviting main floor thoughtfully designed for both the rhythm of daily family life and the joy of entertaining. The kitchen is the true heart of this home, featuring rich oak cabinetry, a premium appliance package, and an abundance of counter space that makes every meal a pleasure to prepare. The large central island with breakfast bar is a natural gathering spot, perfect for quick weekday breakfasts or lingering weekend mornings with the people you love most. A dedicated pantry keeps everything neatly organized, and the coffee station ensures your mornings begin on exactly the right note. The adjacent spacious dining room is ideal for hosting dinner parties and opens seamlessly onto a massive deck that spans the full width of the home, overlooking a large & private backyard. Picture summer evenings entertaining friends, lazy Sunday mornings with a coffee in hand, or watching the kids play freely in the yard below. The primary bedroom is a true retreat, a quiet and generous sanctuary tucked away from the bustle of the main living areas. After a long and full day, this is the space where you come to exhale, recharge, and truly unwind. Thoughtfully positioned to offer privacy and calm, it is the kind of bedroom that makes you genuinely look forward to the end of the day. A second bedroom and a versatile den, ideal for a home office or reading room, complete the main floor alongside a two-piece powder room. Venture downstairs and you will find a bright and beautifully finished walkout lower level that truly sets this home apart. Soaring

nine-foot ceilings & oversized windows bathe every corner in natural light, creating a space that feels expansive and welcoming. Two additional bedrooms and a dedicated laundry area provide practical comfort for the whole family. The home gym means your wellness routine is always just steps away. The media room is the ultimate retreat, the perfect place to catch the newest release or cheer on your favourite team on game night. The separate games room gives every member of the family their own space to unwind & recharge. Outside, a side drive provides dedicated RV and boat storage and additional parking options, a rare and genuinely valuable feature, and the double attached garage adds year-round practicality. West Terrace in Cochrane is one of those communities that instantly reminds you why you chose this lifestyle. Tucked into the foothills and bordered by the Bow River, nature is not just nearby, it is part of your everyday routine. Morning walks along the river, evening strolls through open pathways, and the ever-present backdrop of the Rocky Mountains make this a truly special place to call home.