



24, 26 Quigley Drive
Cochrane, Alberta

MLS # A2297124



\$459,000

Division:	West Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,432 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	4
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	\$ 463
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

Open House on Saturday, April 4, 12-3pm Sunlight pours through every corner of this beautifully designed duplex in West Valley, creating a warm, uplifting atmosphere the moment you step inside. Super spacious and thoughtfully laid out, the main floor showcases elegant hardwood and tile flooring, perfectly complementing the open-concept kitchen, dining area, and inviting living room. A versatile den/office space adds flexibility—ideal for working from home or creating a cozy reading retreat. Upstairs, you’ll find two generously sized bedrooms, each complete with its own private 4-piece ensuite—offering comfort, privacy, and a touch of luxury for every occupant. The primary suite features a patio door that opens onto a sun-drenched, south-facing balcony—your personal escape for morning coffee or evening relaxation. The fully developed basement expands your living space even further, with a third bedroom, an additional 4-piece bathroom, a dedicated laundry room, and a large storage area to keep everything organized and out of sight. An attached single garage adds everyday convenience, while the expansive south-facing yard is ready to impress—complete with durable Duradeck, perfect for entertaining, lounging, or soaking up those long summer days. This home blends comfort, style, and functionality in one irresistible package—ready to welcome its next proud owner. Renowned for its mature trees, generous lot sizes, and welcoming streetscapes, West Valley offers a charming, established community feel that’s perfect for families and those seeking a sense of belonging. With schools and parks just moments away, everyday living is effortless, while the nearby Bow River and Cochrane’s scenic pathway network invite endless opportunities for walking, biking, and outdoor adventure. It’s the perfect

blend of natural beauty and everyday convenience.