



**149 West Terrace Crescent  
Cochrane, Alberta**

**MLS # A2298502**



**\$659,900**

<b>Division:</b>	West Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Storage		

**Inclusions:** Garage Heater, Storage Shed, All Garage Shelving, Nest Thermostat, End Tables & Lamps in the Primary Bedroom.

Incredible opportunity to own a beautifully updated 5-bedroom home in the highly sought-after West Terrace community—one of Cochrane’s most established and family-friendly neighbourhoods. Perfectly positioned, this home offers an exceptional lifestyle just steps to Mitford Middle School and École Notre-Dame des Vallées, with the scenic Bow River pathways, parks, and natural green spaces only a short walk away. Here, you’ll enjoy the perfect balance of convenience, community, and connection to nature. From the moment you step inside, you’re welcomed by warm, refined finishes and an inviting atmosphere that instantly feels like home. The stunning vaulted ceiling in the living room creates a bright, open ambiance, seamlessly connecting to the kitchen and dining areas—an ideal layout for both everyday living and effortless entertaining. The kitchen is filled with natural light, enhanced by large windows and a skylight, creating a cheerful and functional space at the heart of the home. The dining room offers an expansive setting for a grand table—perfectly designed for elegant entertaining and unforgettable gatherings with family and friends. The primary bedroom is a peaceful retreat, complete with a private ensuite, while two additional bedrooms and a full bathroom complete the thoughtfully designed main level. The fully developed lower level adds incredible versatility, featuring a spacious family room anchored by a cozy gas fireplace and a wet bar—perfect for movie nights or hosting guests. Two additional bedrooms, an updated full bathroom, and a generous laundry and storage area complete this level. Step outside to a backyard designed for both relaxation and play, with a deck ideal for summer BBQs and a beautifully landscaped green space perfect for kids and pets. Imagine evenings spent

gathered around the fire under peaceful, star-filled skies. Additional highlights include a heated double attached garage, a newer garage door opener (approx. 3&ndash;4 years old), and extensive upgrades throughout. Major improvements include new triple-pane windows (Sept 2022), new front door (Sept 2022), a high-efficiency furnace (Dec 2020) with annual servicing (most recently Dec 24, 2025), central air conditioning, a Nest thermostat, radon mitigation system (Nov 2024), and full Poly B plumbing replacement (2026). The hot water tank was replaced in 2018, and the garage is equipped with a built-in heater for year-round comfort. This is more than just a home&mdash;it&rsquo;s a lifestyle opportunity in a prime location where families thrive, nature is at your doorstep, and everyday convenience is unmatched. Book your private showing today!