



219 Quigley Drive
Cochrane, Alberta

MLS # A2299527



\$634,900

Division:	West Terrace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Off		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, See Remarks, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s)		

Inclusions: Vacuflo no attachments "as-is", Bird Baths, Sheds, Compressor in garage "as-is", Garage shelving, Built in bench / table saw in garage, Heater garage, Sprinkler System, Freezer in Basement, Fridge in Basement, Portable Dishwasher in Basement, TV Bracket in Basement

Beautifully maintained BUNGALOW in the desirable community of WEST TERRACE, just steps from Cochrane's incredible pathway system & only a short WALK to the BOW River. This 3-bedroom, 3-bathroom home offers a functional layout with 2 bedrooms up OR enjoy your spacious primary retreat complete with PRIVATE 3 piece ensuite & use second bedroom as an OFFICE! 4 piece Bath PLUS convenience of MAIN FLOOR laundry on this level. Bright, inviting living area featuring cozy gas FIREPLACE, vaulted ceiling & a SUN FILLED kitchen enhanced by a skylight. SO much counter space. Walk in pantry! Recent updates include PAINT, vinyl plank flooring (2026), newer appliances - including gas stove (2025), dishwasher (2024), updated doors, furnace (2023), roof shingles (2021). Hidden screen doors for your comfort. All these updates will allow you to start enjoying this home right away - while providing peace of mind for years to come! The fully finished walk-up basement (Polycarbonate roof to protect stairs) offers additional living space, another bedroom (Window may not be egress to today's standards), 3 piece bth & flexibility for a variety of lifestyles. Multi generational living possible here! Potential for Suite subject to approval and permitting from the Town of Cochrane, in basement w/separate entrance. SOUTH outdoor living is a standout!!! GREAT curb appeal from the minute you pull up! Did I mention how much street parking you can enjoy?! Enjoy COVERED deck off kitchen overlooking McCaig's Park - featuring Polycarbonate roof, dura-deck, new stairs (2025) & gas line for BBQ. The PRIVATE backyard (no neighbours behind you!) backs onto greenspace & includes large gated concrete pad. Trailer parking, addtl storage or perfect entertaining space. OVERSIZED DOUBLE GARAGE 23.3 x 23.3 is HEATED, wired with 220V & comes equipped w/air

lines & compressor - ideal for hobbyists or anyone needing extra workspace! Back alley is bus route - ALWAYS plowed/graded. Addtl features include Vacu-Flo rough-in, underground water system front & back (professionally maintained) & prepaid lawn care services for the 2026 year! Nicely landscaped front/back with apple trees, cherry trees, and perennials. Rare opportunity to own well LOVED home - in PRIME location close to nature, pathways & all amenities. THREE schools in area. West Terrace has MANY playgrounds & is well connected by footpaths. Ride your bike, walk the dog or take the family for a walk along the path beside the Bow River & enjoy NATURE in your own neighbourhood! Easy access to everything downtown Cochrane offers. Close to Calgary. Be in mountains under 45 mins! 40 mins to Calgary Airport or Downtown. NO POLY B.