



**122 West Terrace Crescent
Cochrane, Alberta**

MLS # A2144865



\$875,000

Division:	West Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,183 sq.ft.	Age:	1998 (26 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Off Street, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance La		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	4-26-4-W5
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance

Inclusions: wood shelving in garage, tire racks, rain barrel, alarm equipment

This well maintained custom 6 bedroom home with WALKOUT finished basement backs onto the NATURAL ENVIRONMENTAL PARK and boasts 180 degree PANORAMIC VIEWS of the Bow River Valley natural beauty. Offering over 3400 square ft of AIR Conditioned living area in desirable West Terrace with an estate-sized SOUTH yard, this home resides amidst established trees and serene pathways with the Bow River a short stroll away and takes your breath away with Views for Miles from almost every window. An additional bonus of this home is the MASSIVE garage measuring a whopping 25'x27' - plenty of space for a truck and recreational toys. Perfect for both entertaining and family life, the foyer welcomes you in with gleaming hardwoods and draws your eye to the generous windows framing the beautiful views beyond and the soaring ceiling to the second floor staircase. The kitchen is definitely 'family-sized' with loads of custom cabinetry and counter space, island, new INDUCTION double oven and entertaining-sized dining area overlooking the inviting family room with Gas fireplace, perfect for family movie nights, all with views of your lovely, fenced yard and beyond. Also on the main level is a flex room that could be used as a formal dining room or office, 3 pc bath and large mudroom with a separate entrance, extra fridge and washer/dryer hookups should you choose to relocate the laundry. The second floor reveals the primary suite with hardwood floors, private ensuite and more views to greet the day. Two additional bedrooms featuring walk-in closets, hardwood floor in one and a 4 pc bath complete this level. The lower WALKOUT level with sunny windows features INFLOOR HEAT and textured concrete floors- a perfect place for the kids to play on rainy days. The generous family room could easily

host gym equipment or a pool table and the floorplan unfolds with two additional bedrooms, 3 pc bath, laundry room, storage and another office/bedroom. Lovingly maintained, upgrades in recent years include A/C (2 yrs), Furnace (3 yrs), infloor heat control panel, duradeck (1yr), new water softener and Induction double oven. The heavy updates in this home are accomplished and now it's ready for your own personal design touch. Located close to Schools, transit and parks, this home is ready to move in to and enjoy.