



**119 West Terrace Rise
Cochrane, Alberta**

MLS # A2184791



\$849,900

Division:	West Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: All Lighting Fixtures Attached, Outdoor Shed, Stone Fire Pit, TV Wall Mount, Shutters in Living Room

OPEN HOUSE SATURDAY FEBRUARY 22 1PM - 3PM | Nestled on a quiet street in West Terrace, this beautiful home backs onto GREEN SPACE and PATHWAYS that will connect you all throughout Cochrane! It sides onto the RIVER with VIEWS right from your primary bedroom and back deck! It also is steps from parks and schools. The modern farmhouse design features ROUNDED ARCHWAYS, and a warm, inviting feel throughout. The home has had many recent renovations to update the home including ALL POLY B HAS BEEN REPLACED, the home being FULLY REPAINTED and NEW LIGHT FIXTURES throughout most of the home in 2022/2023, as well as new mirrors and hardware in all of the bathrooms in 2025. The kitchen has been tastefully UPDATED with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS, tile flooring, WHITE CABINETS with BLACK HARDWARE, and a dining area perfect for family meals. The living room offers HARDWOOD FLOORS, SHUTTERS, and a GAS FIREPLACE with a MANTLE and TILE SURROUND. A main-floor laundry room, AIR CONDITIONING, and central vacuum with attachments add to the home's functionality. Upstairs, you'll find 3 bedrooms, including the primary bedroom offering serene RIVER VIEWS and a 3pc ENSUITE with a refinished TILED SHOWER with NEW GLASS SURROUND that was installed in 2025. One bedroom overlooks the RIVER, and you can enjoy glimpses of the MOUNTAINS from the second floor. The FULLY FINISHED WALKOUT basement is perfect for entertaining, featuring a GAS STONE FIREPLACE which was refinished in 2023, new carpet installed in 2023, a WET BAR with BAR FRIDGE, a spacious bedroom with a large window and a and a generous storage room with shelving. The basement has also had many recent renovations including the 4pc

bathroom which was just completed in 2025 to refinish the CABINET, add a STONE COUNTERTOP and SINK, refinish the TUB and TILE, and to add black HARDWARE, FAUCETS and FIXTURES. Step outside to a west-facing backyard oasis that has been professionally LANDSCAPED with ARTIFICIAL TURF, mature trees for privacy, a STONE FIRE PIT, and a SHED that matches the house. The upper deck with boards and a glass railing that were all replaced in 2021, spans the back of the home with a GAS HOOKUP and stairs leading to a brick PATIO below, also equipped with a HOT TUB HOOKUP. HOT/COLD WATER TAPS installed on the upper deck as well as cold water taps on both sides of the house, all with proper isolation shut offs, add to the convenience of watering flower pots or garden beds. Beside the driveway is a gravel parking pad for an additional vehicle or trailer. With its exceptional location, stunning design, and thoughtful upgrades, this home offers the perfect blend of comfort and style. Book your viewing today!