



8, 26 Quigley Drive
Cochrane, Alberta

MLS # A2305379



\$465,000

Division:	West Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,141 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	3
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Reverse Pie Shaped Lot, Underground Sprink		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 463
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Vinyl Windows		

Inclusions: Patio set with umbrella

OPEN HOUSE Sunday May 17, 1-4pm. Welcome to the Village at West Valley - one of Cochrane's best kept secrets! This 28 unit townhouse condo complex offers that feel of a small, closely knit, secure community. Unit 8 features kitchen, dining, living, flex room and full bath/laundry on the main. The upper level is dedicated to the owners suite consisting of large primary bedroom, a large walk-thru closet and spacious ensuite. The finished basement offers a dedicated bedroom with legal egress, a full bath and additional flex / living spaces. The rear fenced yard including deck and patio enjoy a westerly view with great sunsets. This uniquely designed unit, while having 3 levels, offers the potential of one level living if needed. This unit boasts a fully renovated kitchen and fully refurbished main and ensuite bathrooms. Enjoy the comfort of central air conditioning and the warmth, quiet and savings of new triple pane, Argon-filled windows all round. This well-managed complex offers the ultimate convenience of condominium living with lawn care and snow management fully provided. An easy walk to the Hwy 22 commercial strip offering convenience store, restaurants, pub and amenities, the Village also close to major shopping areas and Cochrane's historic downtown. The Village is also an easy stroll to sports fields, dog park and Cochrane's well-known pathway system. The Village at West Valley truly offers a feeling of privacy and exclusivity. With so much to offer, don't miss out on your opportunity to come home to the Village at West Valley!