



**116 West Terrace Point
Cochrane, Alberta**

MLS # A2320830



\$729,900

Division:	West Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Garage Door Opener,		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Level, No Back Lane, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	4-26-4-W5
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, No Smoking Home, Skylight(s)		

Inclusions: TV mount in basement, pool table + accessories, shed, brown cabinets in garage, infrared heater in the garage

Welcome home to this exceptional 5-bedroom, 3.5-bathroom family retreat nestled on a quiet cul-de-sac in the highly desirable West Terrace community of Cochrane. Situated on a spacious corner lot, this unique property offers a rare combination of space, comfort, recreation, and breathtaking natural surroundings, all just steps from the Bow River pathways and within walking distance of schools and playgrounds. From the moment you arrive, you'll appreciate the thoughtful features that make this home truly special. The main floor is designed for everyday comfort, featuring a spacious primary bedroom retreat complete with a bright 4-piece ensuite illuminated by skylights that flood the space with natural light. The heart of the home is the cozy kitchen, where a convenient side deck provides the perfect spot for morning coffee, summer grilling, or smoking your barbecue creations. Just off the living room, a beautiful west-facing stone patio creates another inviting outdoor living space—ideal for relaxing evenings, entertaining friends, or simply enjoying Alberta's spectacular sunsets. Upstairs, you're welcomed by a unique loft space, perfect for snuggling in with that book you can't put down or bingeing your favourite shows all with access to an upper deck where you'll fall in love with gorgeous mountain and river views. The spacious bonus room above the garage offers endless possibilities as a spectacular home office, guest/playroom, hobby space, art studio, gym, or media room—whatever suits your family's lifestyle. Two additional bedrooms, a flex space and 4 pc bath round out the top floor. The fully developed basement extends the living space with two additional bedrooms, a large recreation room complete with fireplace and pool table, as well as a separate family room that's ready for game nights, celebrations, and cheering on your favourite

team with family and friends. Car enthusiasts, hobbyists, and outdoor adventurers will love the heated garage featuring infrared heating, while the dedicated RV parking with a 220V plug-in provides convenience and flexibility for your recreational vehicles, trailers, or workshop needs. The backyard lawn area is wide open for anything including soccer matches, corn-hole tournaments or the entertaining space of your dreams - hot tub, sauna, garden...it's absolutely perfect for anything you can imagine! West Terrace is one of Cochrane's most cherished neighbourhoods, known for its mature trees, scenic pathways, river access, and strong sense of community. Whether you're hosting gatherings on the patio, enjoying mountain views from the deck, exploring the nearby Bow River trails, or simply settling in for a cozy evening at home, this property offers the perfect setting to create lasting memories. Don't hesitate on this one!