



**GRASSROOTS**

REALTY GROUP

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**142 Quigley Close  
Cochrane, Alberta**

**MLS # A2321780**



**\$579,900**

<b>Division:</b>	West Terrace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, No Back Lane, Reve		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Shed

OPEN HOUSE SATURDAY JUNE 27, 1-4 PM. Tired of stretching your budget with nothing to show for it? At 142 Quigley Close in Cochrane, the fully updated walkout bachelor suite with a brand new kitchen does the heavy lifting &mdash; rent it out, house family with privacy, or keep it as the guest setup you've always wanted. Sitting on a huge pie-shaped lot, this half duplex lives nothing like one, with a tiled balcony, a shed, and a backyard that genuinely surprises you the moment you step out those walkout doors. Every big-ticket concern has already been handled by a seller who actually cared. Poly-B plumbing? Replaced with PEX. Roof? New shingles since 2019. The gas fireplace has been serviced, the HRV filtration freshly cleaned, a new hot water tank is in place, and the entire home has just been painted top to bottom. This isn't deferred maintenance disguised with staging &mdash; it's a home that was done right before it hit the market. And then there's the double attached garage with a heater, because nobody in Alberta should be scraping ice off their windshield at 7am. Whether you're a first-time buyer who needs some suite income to make the numbers work, a family looking for a graceful in-law solution, or simply someone who is done renovating other people's problems &mdash; 142 Quigley Close is the answer you stopped believing you'd find. Quigley Close is one of those addresses people in Cochrane quietly covet, and once you're here it's easy to understand why. &Eacute;cole Notre-Dame des Vall&eacute;es is right on Quigley Drive &mdash; as close to a zero-effort school run as real estate gets &mdash; and Mitford School is also in the area, with the broader Rocky View and Calgary Catholic networks covering every grade level for families planting long-term roots. When spring finally convinces the foothills to cooperate, the Bow River Pathway is

close by for morning runs and evening rides, Quigley Park offers tennis and pickleball courts, and Lions Centennial Park is just around the corner for everything else. The Cochrane Ranche Historic Site and its trail connections are also within easy reach, giving this neighbourhood a rare combination of green space, river access, and genuine character that newer subdivisions spend years trying to manufacture. Downtown Cochrane with its independent caf&eacute;s, boutiques, and a farmers' market worth getting out of bed for ,is minutes away, and MacKay's Ice Cream, a local institution since 1948, is close enough to walk to on a warm spring evening. This is a location that works as hard as the home itself.