



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 26 Quigley Drive
Cochrane, Alberta

MLS # A2328505



\$499,900

Division:	West Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,237 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 463
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Turn-key villa in the highly sought-after Village at West Valley! Beautifully updated and move-in ready, this duplex offers low-maintenance living with a stunning quartz kitchen, newer appliances (2022), upgraded flooring, custom window coverings, newer Low E Lux and Canadian Choice windows, and a unique handmade stained glass chandelier. The main-floor primary suite features a spa-inspired Safe Step mineral tub, while upstairs offers two additional bedrooms, a full bath, and a versatile loft. The developed basement adds valuable living space, and major updates—including NO Poly-B plumbing, a newer furnace, hot water tank, and updated windows—provide peace of mind. Enjoy the enclosed sunroom, freshly stained deck, beautifully landscaped yard with a vegetable garden, and attached garage. Exceptional upgrades, thoughtful design, and an unbeatable location make this one of Cochrane's most desirable villa opportunities.