



GRASSROOTS
REALTY GROUP

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**39 West Terrace Crescent
Cochrane, Alberta**

MLS # A2329007



\$629,900

Division:	West Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Level, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Wall mirror in front entry

Welcome to West Valley, one of Cochrane's most sought-after communities. Offering 4 bedrooms, 3 bathrooms, and over 2100 sq. ft of living space, this home has everything you could ever need. Perfectly situated within walking distance to the Bow River pathways, schools, parks, playgrounds, and everyday amenities, this location offers the lifestyle so many buyers are searching for; where nature, recreation, and convenience are all just moments from your front door. From the moment you arrive, it's clear this home has been meticulously cared for. Inside, warm and inviting living spaces are designed for both everyday living and entertaining, with two cozy gas fireplaces, creating the perfect atmosphere year-round. The spacious primary retreat offers a peaceful escape at the end of the day, while the functional layout provides room for the whole family to live, work, and grow. The kitchen has been beautifully updated with new countertops, backsplash, and stainless-steel appliances. Step outside and discover what truly sets this property apart. The mature, tree-lined backyard is a private sanctuary, thoughtfully landscaped to provide exceptional privacy and a peaceful setting rarely found. Whether you're enjoying your morning coffee beneath the custom pergola, hosting summer barbecues on the partially covered deck, or simply unwinding surrounded by nature, this backyard feels like your own personal retreat. Lovingly maintained on a peaceful street this house is more than just a home. Book your showing today!