



GRASSROOTS
REALTY GROUP

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**308 West Terrace Place
Cochrane, Alberta**

MLS # A2336047

\$739,000



Division:	West Terrace		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,766 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: none

**** Open House Sunday Oct 4 1-3 PM **** Step into a home that feels brand new the moment you walk in. This beautifully updated 4-level split has been renovated with new kitchen, bathrooms and new flooring with a cohesive, modern design that flows seamlessly through every level — no room left untouched. The kitchen is the heart of this home, reimagined with crisp white cabinetry, an abundance of cupboard and counter space, and a large quartz island that's as practical for everyday life as it is stunning for entertaining. Step out from the kitchen onto the large back deck, perfect for morning coffee or evening dinners overlooking the yard. All three bathrooms have been fully remodeled in the same clean, contemporary style, giving the entire home a polished, put-together feel — like it was designed all at once, not pieced together over time. New flooring graces both the upper and lower level, tying the spaces together beautifully. Down on the lower level, walk-out access at grade leads directly to the backyard — ideal for kids, pets, or simply enjoying indoor-outdoor living. This level also features a warm and inviting family room centered around a cozy fireplace, plus a fully renovated laundry room that continues the home's consistent, thoughtful design. Outside, a welcoming front veranda adds classic curb appeal, while the attached double garage offers everyday convenience. The pie-shaped lot opens up into a large, private backyard backing onto the alley and offers RV parking. Add to this the peace of mind of no Poly-B plumbing, and this home checks every box: beautifully renovated, move-in ready, and full of thoughtful details throughout. A rare opportunity to own a fully updated home in one of Cochrane's established neighbourhoods — book your showing today.

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