



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**116 Quigley Close
Cochrane, Alberta**

MLS # A2337822



\$435,000

Division:	West Terrace		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV brackets x 3, shed, radon mitigation system, kids play center in back yard

Welcome to this beautifully updated family home, tucked into a quiet Cochrane neighbourhood on a HUGE pie-shaped lot with NO CONDO FEES! With over 1,200 sq.ft. above grade, 3 bedrooms, 2 bathrooms, a partially developed basement and an impressive list of recent improvements, this is a home you can move into and enjoy with confidence. Step inside to a bright and welcoming main floor where new luxury vinyl plank flooring flows throughout the living spaces. The spacious living room is filled with natural light and centred around a cozy gas fireplace, creating a comfortable place to relax at the end of the day. The renovated kitchen features updated cabinetry, quartz countertops, tile backsplash and newer stainless steel appliances, with an adjoining dining nook overlooking the backyard. Sliding patio doors provide direct access to the large, recently refinished deck—perfect for summer dinners, entertaining and watching the kids play. Upstairs you'll find three bedrooms, including a generous primary bedroom, along with an updated 4-piece bathroom. New carpet, replaced interior doors and thoughtful updates throughout give the upper level a fresh, well-cared-for feel. The basement adds even more usable living space with a developed family room that works beautifully as a TV room, playroom, home office or games area. Laundry, utility space and additional storage complete the lower level. Outside is where this property really stands apart. The enormous pie-shaped backyard is fully fenced, mature and wonderfully private, with plenty of lawn for kids and pets, established trees and shrubs, a storage shed and room to garden, play and entertain. The oversized deck has recently been refinished and offers an exceptional extension of the home's living space during the warmer months. A single attached garage adds everyday convenience. Just

as impressive as the cosmetic updates are the important improvements already completed: a NEW FURNACE, AIR CONDITIONING, NEW ELECTRICAL PANEL, RADON MITIGATION SYSTEM, and ALL POLY-B PLUMBING HAS BEEN REMOVED AND REMEDIATED. Additional updates include the renovated kitchen and newer appliances, new LVP flooring on the main level, new carpet upstairs, replaced interior doors and toilets, plus an upstairs bathroom refresh including a resurfaced tub and new tile surround. Located on a quiet street close to schools and everyday amenities, this well-cared-for home offers the space families are looking for both inside and out. And with Cochrane's small-town feel, incredible recreation opportunities and the Rocky Mountains just a short drive away, it's a wonderful place to put down roots. A fantastic family home with a remarkable yard and many of the big-ticket improvements already taken care of!