



GRASSROOTS
REALTY GROUP

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**142 West Pointe Circle
Cochrane, Alberta**

MLS # A2342589



\$699,000

Division:	West Pointe		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,961 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Irreg		

Heating:	Fireplace Insert, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Hot tub

\$60,000 has been taken off the original list price to reflect that this home has incredible bones and is ready for someone to add their own finishing touches. Newer appliances and flooring on the main floor are a convenient head start. Welcome to 142 West Pointe Circle, a unique detached home tucked away on a quiet cul-de-sac overlooking the river. Designed with both everyday living and entertaining in mind, this home offers multiple spaces to gather, relax, and create lasting memories with family and friends. Positioned near the entrance of the West Pointe Circle cul-de-sac, the home enjoys an exceptional setting with beautiful views and added privacy, without looking directly into neighboring homes. Inside, the welcoming entry leads into the main living area, where the living room, dining room, and kitchen flow naturally together. The layout strikes a nice balance—open enough to feel connected while still giving each space its own purpose. Step outside to a low-maintenance backyard built for entertaining, complete with a fire pit, hot tub, and plenty of room to enjoy summer evenings with family and friends. A convenient dog run connects the yard to the spacious double attached garage, while additional side-yard storage adds even more functionality. Upstairs, the staircase splits to create two distinct living spaces. One wing is home to three generously sized bedrooms, while the other leads to an expansive family room featuring windows on nearly every wall and a cozy gas fireplace. Whether you envision movie nights, a games room, or even a larger formal dining area, this flexible space offers lots of possibilities. The basement completes the home with the ultimate retreat—a spacious recreation room that's perfect for a pool table, watching the big game, or simply unwinding at the end of a long week. With solid fundamentals, thoughtful updates, and plenty of

room to make it your own, 142 West Pointe Circle is an opportunity to build equity while creating a home your family will enjoy for years to come.