



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**18 West Pointe Way
Cochrane, Alberta**

MLS # A2351279



\$769,000

Division:	West Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Pantry, Sauna, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	5-26-4-W5
Zoning:	R-LD
Utilities:	-

Inclusions: n/a

EXCEPTIONAL COMFORT AND AN EXQUISITE LOCATION JUST STEPS FROM THE BOW RIVER PATHWAY SYSTEM! This beautiful two-storey home is nestled within the unique community of West Pointe, where scenic walking & cycling paths, mature trees & the natural beauty of the Bow River are at your fingertips. Offering over 2,282 sq. ft. above grade, a fully developed basement & a versatile floor plan, this home provides ample space to enjoy life, to work, or to entertain & unwind. A key feature is the natural light throughout creating a bright, welcoming interior with generous living spaces and an open-concept design that brings everyone together. The spacious living room features a cozy gas fireplace, large windows & an inviting atmosphere for relaxing or gathering with friends. The adjoining kitchen offers abundant cabinetry, a large central island, updated backsplash, stainless steel appliances and a walk-through pantry with exceptional storage. The dining area is surrounded by windows & opens directly onto the rear deck, making indoor-outdoor entertaining seamless. Upstairs, a spacious bonus room with an impressive arched window provides the perfect setting for movie nights, a light-filled home office or a comfortable space to relax with family & friends. The generous primary bedroom offers a walk-in closet & five-piece ensuite, while two additional bedrooms & a full bathroom complete the upper level. The fully developed basement extends the living space with a recreation area, den and bathroom. A particularly appealing feature is the meditation/wellness room complete with a private, 2 year old red cedar 6 person sauna with ambient lighting. — your sanctuary for relaxing & recharging. Outside, the fenced backyard offers a lovely combination of lawn, a dedicated & enticing seating area, as well as a deck for summer barbecues and outdoor

dining. The double attached garage is drywalled, insulated, heated & features an epoxy coating on the floor. With its generous, bright, engaging living spaces, flexible layout, private sauna & outstanding access to nature, this is a home that offers much more than most — it's an opportunity to enjoy a distinctive lifestyle in a sought-after natural setting.