

# \$1,399,900 - 139 West Terrace Point, Cochrane

MLS® #A2236484

**\$1,399,900**

3 Bedroom, 3.00 Bathroom, 1,446 sqft

Residential on 0.25 Acres

West Terrace, Cochrane, Alberta

Welcome to your dream home! This incredible 3-bedroom bungalow in Cochrane, Alberta, offers unparalleled views, PRIVACY, modern upgrades, and luxurious living right on the banks of the Bow River, with direct access to a beautiful natural reserve. Extensively renovated and meticulously maintained, this property is the epitome of comfort and sustainability. WHAT SETS THIS HOME APART: ONE OF THE BEST LOTS IN COCHRANE: Nestled against the scenic Bow River and a serene natural reserve, this home provides direct access to a stunning outdoor environment, with trails leading to downtown Cochrane and Spray Lakes. SUSTAINABLE UPGRADES: Installed 8.1 kW solar panels, R50 insulation in both the attic and garage, new energy-efficient glass inserts with sun-ray protection, and a comprehensive energy audit through the Greener Home Program ensure optimal energy efficiency and savings. MODERN COMFORTS: Enjoy year-round comfort with new central air conditioning, a new gas fireplace in the living room, and heated floors in the walk-out basement. CUSTOM FINISHES: Elegant engineered hardwood floors throughout the main level, with new LVP & carpet in the basement. The home features custom-built cabinets and shelving in the kitchen, den, front room, and a fully renovated primary ensuite. The stunning kitchen boasts quartz countertops and a high-end stainless steel appliance package. ADDITIONAL FEATURES: Freshly renovated



powder room, New stone exterior, new front deck and outdoor doors, custom built-in storage units in the garage, just reno'd lower level 4pce bath, underground irrigation, new lighting, exterior GEMSTONE soffit lighting for ambiance and holiday fun, and a water softener add to the home's list of exceptional offerings. New lower level wet bar. OUTDOOR LIVING: Step out onto the MASSIVE HOUSE WIDTH deck with "Duradek" or enjoy the lower-level patio with a hot tub, overlooking a vast, low-maintenance yard of over 1,000 SM. The heated floors in the walk-out basement offer warmth and comfort for those colder months. SPACIOUS & BRIGHT: A layout filled with natural light, a massive lot with plenty of space for relaxation, sun and shade options and PRIVATE! Impeccable Shape, Ready for You! This home is truly one-of-a-kind, combining luxurious comfort with sustainable living, all in an unbeatable location. OVER \$250K IN UPGRADES. Don't miss this opportunity to make it yours!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236484    |
| Price          | \$1,399,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,446       |
| Acres          | 0.25        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 139 West Terrace Point |
| Subdivision | West Terrace           |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 1S1                |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 6                                                    |
| Parking        | Double Garage Attached, Oversized, RV Access/Parking |
| # of Garages   | 2                                                    |
| Is Waterfront  | Yes                                                  |
| Waterfront     | River Access, River Front, Waterfront                |

### **Interior**

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                                                  |
| Fireplaces        | Basement, Electric, Gas, Living Room                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                |
| Basement          | Full, Walk-Out                                                                                                                                                                                                                     |

### **Exterior**

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Lighting, Private Yard, Dog Run                                                                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Pie Shaped Lot, Secluded, Dog Run Fenced In, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                     |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                                                                                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 4              |
| Zoning         | R-LD           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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