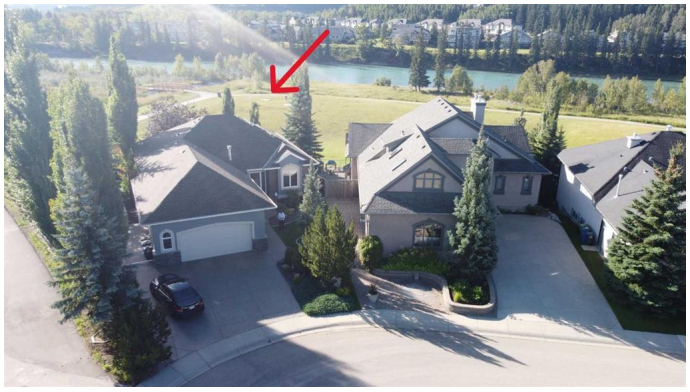
$1,350,000 - 139 West Terrace Point, Cochrane

MLS® #A2236484

$1,350,000
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. Donâ€™t miss this opportunity to make it yours!

Built in 2000

Essential Information

MLS® #	A2236484
Price	$1,350,000
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	Waterfront, River Access, River Front

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	Electric, Gas, Living Room, Basement
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, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Pie Shaped Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Greenbelt, Secluded
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2025
Days on Market	35
Zoning	R-LD

Listing Details

Listing Office	KIC Realty

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