



## 126 West Pointe Court Cochrane Alberta

\$629,900

COCHRANE LIVING AT ITS FINEST - Welcome to 126 West Pointe Court, a spacious and practical 2-storey family home in the highly sought-after community of West Pointe! Situated on a QUIET STREET, and boasting over 2200 sq ft of developed living space, this residence offers plenty of space for the entire family to enjoy! Step inside to discover a functional layout crafted for effortless living. The kitchen impresses with ample cabinet space and a generous island with breakfast bar, ideal for meal prep or casual dining. Adjacent to the kitchen, is the great room with a comforting GAS FIREPLACE, and expansive windows that flood the area with NATURAL LIGHT from your WEST FACING backyard. On the main floor, you'll also find the laundry room, 2-piece bathroom, a second living room that can serve as a home office, or studio, and a dining area perfect for hosting guests. Upstairs, 4 sizable bedrooms await including the converted bonus room which could still be used for family Netflix nights, as a home gym, or as an office, etc. Alongside these 3 bedrooms, the magnificent primary retreat boasts a WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE featuring a large soaker tub. Head outside from the dining room on the main floor to host BBQs on your deck with friends, have playtime with the kids in the level and landscaped yard, or simply relax and soak in the peaceful surroundings. A spacious shed provides convenient storage, while the meticulously maintained yard enhances the property's allure. Located near tranquil walking paths along the Bow River, this home provides easy access to the mountains, as well as all that Cochrane has to offer. Embrace the benefits of living in an ESTABLISHED COMMUNITY with an array of family-friendly amenities nearby, including fishing, canoeing, and swimming. Within close proximity, you'll find schools, restaurants, shopping centres, dog parks, pat...

Bedroom 18.00 Ft x 15.00 Ft

Bedroom 13.17 Ft x 11.42 Ft

4pc Bathroom 8.50 Ft x 5.08 Ft

Other 6.33 Ft x 8.00 Ft

5pc Bathroom 12.33 Ft x 15.92 Ft

Primary Bedroom 13.50 Ft x 16.00 Ft

Laundry room 6.75 Ft x 9.00 Ft

Kitchen 17.58 Ft x 10.75 Ft

Dining room 14.50 Ft x 11.17 Ft

Family room 13.50 Ft x 15.75 Ft

Living room 11.25 Ft x 12.33 Ft

2pc Bathroom 5.75 Ft x 5.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Bedroom 9.17 Ft x 11.25 Ft