



## 108 West Pointe Manor Cochrane Alberta

\$750,000

FULLY FINISHED | 4 BEDROOMS UPPER LEVEL | 5 BEDROOMS TOTAL | OVERSIZED 30x23 HEATED GARAGE | MAIN FLOOR OFFICE | PRIVATE DINING ROOM | STEPS AWAY FROM THE BOW RIVER | Welcome to 108 West Pointe Manor. Rare find, beautifully built, with 4 bedrooms upstairs, & a 5th in the basement all the living space you could imagine in an exceptional river community. Nine foot ceilings on the main level, open concept kitchen & nook, with light cabinetry, Family room with cozy gas fireplace. Main floor offers an office plus flex room that could be a den or dining room. Main floor laundry. Upstairs the primary offers a 5 piece ensuite, as well as a walk-in closet. Three additional spacious bedrooms, each with substantial closets. The basement offers 9 foot ceilings, in floor heating for your comfort. Complete with a 5th bedroom as well as another 4 piece bathroom. Property backs onto greenspace and features a firepit and a gas line for the BBQ, The 23x30 heated garage adds additional space. Book your showing today to see why Living in Cochrane is Loving where you Live. (id:6769)

Primary Bedroom 4.99 M x 3.65 M

Bedroom 4.59 M x 3.47 M

Bedroom 3.42 M x 3.31 M

Bedroom 4.79 M x 3.64 M

5pc Bathroom 4.38 M x 3.11 M

3pc Bathroom 1.97 M x 2.33 M

Bedroom 4.12 M x 3.51 M

4pc Bathroom 3.30 M x 2.79 M

Recreational, Games room 5.99 M x 8.50 M

Kitchen 4.29 M x 4.41 M

Breakfast 1.83 M x 3.04 M

Office 3.46 M x 2.86 M

Dining room 2.84 M x 4.31 M

Living room 4.29 M x 4.42 M

Laundry room 2.64 M x 4.32 M

2pc Bathroom 1.35 M x 1.47 M

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)