



# 108 West Terrace Bay Cochrane Alberta

\$734,900

OPEN HOUSE THIS SUNDAY MARCH 15TH 2-4:30! Set on a rare 8,536 sq ft lot, this property offers something that is becoming increasingly hard to find, a backyard that truly feels like an extension of your living space. The expansive size of the yard creates a sense of freedom and privacy, with endless room to relax, entertain, play, or simply enjoy the outdoors. Whether it's summer gatherings on the deck, kids and pets roaming freely, or the convenience of rear lane access for trailer or RV storage, this outdoor space is a defining feature of the home and a lifestyle opportunity few properties can offer. The generous lot size may also offer potential for a future detached garage or shop (subject to municipal approval), adding even more long term versatility and value.

Inside, you're welcomed by a bright and expansive living room filled with natural light, creating a warm and inviting atmosphere ideal for both everyday living and memorable gatherings. The open flow into the kitchen forms a natural hub for connection, complete with stainless steel appliances and a highly functional layout designed for entertaining and daily life alike. With 5 bedrooms, 3 bathrooms and ample living areas throughout, the home provides exceptional flexibility for growing families, guests, home offices, or hobbies. The fully finished basement significantly expands the usable space, offering the perfect setting for family movie night with the ambiance of a fireplace, media room, play area, teen retreat, gym, or comfortable guest accommodation. The backyard continues to impress with thoughtful features including a spacious deck, natural gas hookup, valuable back alley access, and a dedicated space set up for a hot tub, blending practicality with lifestyle appeal. The heated garage, equipped with cabinets, workbench, and additional storage above, adds year round convenience. Located in th...

Living room 17.67 Ft x 32.25 Ft

Bedroom 9.17 Ft x 13.67 Ft

Bedroom 9.42 Ft x 9.25 Ft

Laundry room 7.00 Ft x 9.25 Ft

4pc Bathroom 8.33 Ft x 10.33 Ft

3pc Bathroom 8.25 Ft x 4.75 Ft

Bedroom 9.67 Ft x 10.58 Ft

Primary Bedroom 14.58 Ft x 12.33 Ft

Other 6.08 Ft x 4.75 Ft

Dining room 14.33 Ft x 9.50 Ft

Kitchen 14.33 Ft x 10.08 Ft

Living room 13.17 Ft x 15.33 Ft

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Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://tashabrons.c21.ca/>

**RE/MAX Realty Professionals**

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4pc Bathroom 6.58 Ft x 9.17 Ft

Foyer 8.17 Ft x 10.08 Ft

Bedroom 14.00 Ft x 10.42 Ft