



# 139 West Terrace Point Cochrane Alberta

\$1,290,000

OPEN HOUSE SATURDAY OCT 12th 2-4pm\*\*\* Welcome to your dream home! This incredible 3-bedroom bungalow in Cochrane, Alberta, offers unparalleled views, modern amenities, 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: New stone exterior, new front deck and outdoor doors, custom built-in storage units in the garage, 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. 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 heat...

3pc Bathroom 6.92 Ft x 9.25 Ft

Bedroom 8.33 Ft x 14.75 Ft

Bedroom 12.17 Ft x 14.17 Ft

Family room 13.92 Ft x 18.58 Ft

Exercise room 18.00 Ft x 13.83 Ft

Recreational, Games room 14.00 Ft x 23.75 Ft

Storage 9.75 Ft x 3.25 Ft

Furnace 7.50 Ft x 10.92 Ft

5pc Bathroom 11.58 Ft x 9.25 Ft

Other 36.75 Ft x 10.00 Ft

Dining room 12.67 Ft x 9.75 Ft

Kitchen 10.83 Ft x 15.83 Ft

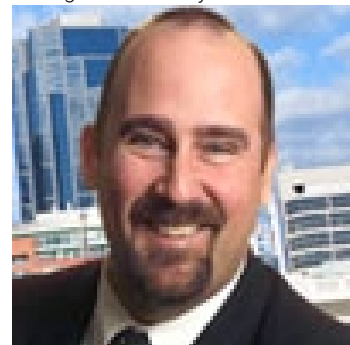
Laundry room 10.83 Ft x 7.83 Ft

Living room 16.67 Ft x 21.92 Ft

Office 12.58 Ft x 10.92 Ft

Primary Bedroom 13.67 Ft x 16.00 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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2pc Bathroom 4.42 Ft x 5.17 Ft

Other 9.92 Ft x 5.33 Ft