



## 46 West Pointe Manor Cochrane Alberta

\$659,900

Welcome to 46 West Pointe Manor, a true hidden gem that's just steps to the river. Enjoy an outdoor lifestyle with walking paths while still being just minutes to all amenities. When you enter the home you'll notice hardwood floors that flow through the entire main floor. The kitchen has ample rich dark cabinetry, stainless steel appliances, granite countertops, a large island and updated light fixtures. The living room has a cozy gas fireplace and big window looking out to the backyard where BBQing is a dream on the large composite deck with pergola (May 2024). There is also a convenient main floor office with french doors, walk through laundry and powder room. Upstairs the master retreat has french doors, lots of windows, walk-in closet and a 5 pc ensuite with a walk-in shower, corner soaker tub and double vanities. There are 2 additional bedrooms, a full bathroom and a large bonus room with vaulted ceilings and large west facing windows. The basement is ready for your design ideas. Furnace and hot water tank are brand new! Book your showing today! (id:6769)

2pc Bathroom Measurements not available

Dining room 13.25 Ft x 8.42 Ft

Kitchen 13.25 Ft x 11.08 Ft

Laundry room 7.00 Ft x 8.92 Ft

Living room 15.75 Ft x 14.42 Ft

Office 10.00 Ft x 11.42 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 13.25 Ft x 14.33 Ft

Bedroom 10.75 Ft x 10.33 Ft

Bonus Room 18.00 Ft x 13.00 Ft

Primary Bedroom 15.50 Ft x 14.50 Ft

Other 6.83 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

**RE/MAX Realty Professionals**

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