



# 67 West Pointe Manor Cochrane Alberta

\$1,249,000

Welcome to this phenomenal abode boasting over 3500 sqft of living space, 4 bed & 3.5 bath and backing onto the river and surrounding landscape. Stepping inside, this beautiful home greets you with a stunning vaulted ceiling and an open-to-below front entrance, flooded with natural light from the gorgeous large windows, creating an inviting and spacious atmosphere from the moment you step inside. The heart of this home is its gourmet kitchen, designed to inspire culinary creativity. It boasts a raised eating bar, a large island perfect for meal prep or casual dining, and an abundance of cabinetry for all your storage needs. Stainless steel appliances add a modern touch, while the walk-through pantry with built-in shelving ensures you have plenty of space for all your pantry essentials. Adjacent to the kitchen is the bright and airy eating nook. Large windows provide breathtaking views of the river and surrounding landscape, making every meal a scenic experience. From here, you have direct access to the back deck, ideal for outdoor dining and entertaining. The backyard is a private oasis, fully fenced and featuring a gate that provides easy access to a scenic walking path. With no neighbors behind, you can enjoy uninterrupted views and tranquil moments. A storage shed offers additional space for all your outdoor equipment and gardening tools. The living room is a cozy yet elegant space, featuring a fireplace with a stunning stone surround and custom built-ins that add both style and functionality. It's the perfect spot to relax with family and friends or enjoy a quiet evening by the fire. Convenience is key with the main floor laundry room, equipped with built-ins and located in the mud room, providing a practical and organized space for all your laundry needs. Retreat to the luxurious primary suite, which includes a 5-piece ensuite bathroom designed for ultimate re...

- Bedroom 15.42 Ft x 14.67 Ft
- Recreational, Games room 26.42 Ft x 20.25 Ft
- Den 9.50 Ft x 8.25 Ft
- 3pc Bathroom Measurements not available
- Living room 17.50 Ft x 16.67 Ft
- Kitchen 17.33 Ft x 15.25 Ft

- Den 11.42 Ft x 10.50 Ft
- 2pc Bathroom Measurements not available
- Primary Bedroom 16.58 Ft x 17.33 Ft
- Bedroom 13.42 Ft x 10.92 Ft
- Bedroom 11.25 Ft x 12.00 Ft
- Loft 14.50 Ft x 8.50 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Other 20.92 Ft x 11.25 Ft

Laundry room 9.42 Ft x 7.92 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available