

# \$989,999 - 103 West Terrace Point, Cochrane

MLS® #A2266783

**\$989,999**

3 Bedroom, 3.00 Bathroom, 1,663 sqft  
Residential on 0.15 Acres

West Terrace, Cochrane, Alberta

\*\*\*\*OPEN HOUSE Saturday November 01, 2025 and Sunday November 02, 2025 11:00am-1:00pm.\*\*\*\*For the first time ever, this beautifully cared-for riverfront bungalow is ready for new owners. Lovingly maintained by its original owner, this home offers a rare blend of comfort, warmth, and connection to nature.

Step inside to discover bright, sun-filled spaces designed to capture light all year long. The main level features an inviting flow with a three-sided fireplace, a formal dining room, and a kitchen nook overlooking the yard. The main floor den adds flexibility for work or quiet reading, while the updated ensuite and walk-in closets in every bedroom bring comfort and practicality.

Downstairs, the walkout basement opens to a private, gated yard surrounded by mature trees and gardens, and features a brick gas fireplace that makes the space perfect for relaxing or entertaining. With heated floors throughout the basement and ensuite, and central air conditioning, this home offers comfort in every season.

Enjoy sunny afternoons on the southwest-facing upper patio with a natural gas line and stairs leading to the yard, just steps from the river.

Lovingly cared for as a non-smoking, no-pet home, this bungalow reflects true pride of



ownership. A pre-listing home inspection is complete and available for buyer confidence.

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266783    |
| Price          | \$989,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,663       |
| Acres          | 0.15        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103 West Terrace Point |
| Subdivision | West Terrace           |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C1R5                 |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                   |
| Parking        | Double Garage Attached, Garage Door Opener, Aggregate, Garage Faces Front, Insulated, Oversized, Workshop in Garage |
| # of Garages   | 2                                                                                                                   |
| Is Waterfront  | Yes                                                                                                                 |
| Waterfront     | River Access, River Front, Waterfront                                                                               |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Ceiling Fan(s), Crown Molding, Dry Bar, Double Vanity, |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | French Door, Vinyl Windows, Jetted Tub, Vaulted Ceiling(s)                                                                                                                  |
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Water Softener |
| Heating         | Forced Air, Natural Gas, In Floor                                                                                                                                           |
| Cooling         | Central Air                                                                                                                                                                 |
| Fireplace       | Yes                                                                                                                                                                         |
| # of Fireplaces | 2                                                                                                                                                                           |
| Fireplaces      | Gas, Living Room, Basement                                                                                                                                                  |
| Has Basement    | Yes                                                                                                                                                                         |
| Basement        | Full                                                                                                                                                                        |

## Exterior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Barbecue, BBQ gas line                                                                                                                                                                                     |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting, Views, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbours Behind, Underground Sprinklers, Waterfront |
| Roof              | Pine Shake                                                                                                                                                                                                         |
| Construction      | Brick, Stucco, Concrete                                                                                                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                                                                                                    |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 30th, 2025 |
| Zoning      | R-LD               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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