

# \$1,495,000 - 113 West Terrace Point, Cochrane

MLS® #A2218404

**\$1,495,000**

4 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.15 Acres

West Terrace, Cochrane, Alberta

Welcome to a rare opportunity in the gorgeous community of West Terrace – One of a kind, turnkey, fully renovated luxury residence backing directly onto the Bow River with breathtaking 180-degree south west views. Offering the ultimate blend of sophistication and comfort, this exceptional home is surrounded by lush parks, scenic walking paths, playgrounds, and top-tier schools, all within a serene, private setting. Step inside to a stunning open-concept layout, flooded with natural light and enhanced by soaring ceilings and rich hardwood flooring. Every inch of this home has been thoughtfully updated with premium finishes and modern design elements. The chef-inspired kitchen is a dream come true, featuring high-end stainless steel appliances, full-height white cabinetry, a walk-in pantry, new granite countertops, a generous island, and a breakfast bar perfect for morning gatherings. Entertain effortlessly in the expansive living room centered around a striking stone fireplace and custom built-ins, or host elegant dinners in the dining area while soaking in uninterrupted views of the river through oversized windows. Step out onto the massive composite deck with a high-grade motorized awning and take in the tranquility of the riverfront below – a perfect space for al fresco dining or quiet reflection. The main-floor primary retreat is a sanctuary of luxury, featuring a spa-inspired 5-piece ensuite with heated floors and towel rack, dual vanities, a walk-in glass shower, and a custom walk-in



closet. A sunlit bonus room offers versatile use as an office or guest room, and the main-floor laundry room adds everyday convenience with built-in cabinetry and a sink. Downstairs, the walk-out lower level is warmed by in-floor heating and offers a spacious recreation room, cozy family room with a second gas fireplace, and 3 additional generously sized bedrooms – any of which could serve as a home office or gym. A sleek 4-piece bathroom and ample storage complete this level, with direct access to the lower patio and river pathways. This home spares no expense: newer hot water tank, roof, windows, and exterior doors, fully updated plumbing and electrical, A/C, integrated irrigation system, and a state-of-the-art wired security system with cameras and sensors. The oversized double garage has been beautifully updated, and the attic insulation has been upgraded for optimal energy efficiency. This is more than a home – it’s a lifestyle. Don’t miss this once-in-a-lifetime opportunity to own a riverfront masterpiece in West Terrace.

Built in 1999

Essential Information

MLS® #	A2218404
Price	\$1,495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	113 West Terrace Point
Subdivision	West Terrace
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1R5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2
Waterfront	River Access, River Front

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	28
Zoning	R-LD

# Listing Details

Listing Office                  Charles

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.