\$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 Aggregate, Double Garage Attached, Garage Door Opener, Garage

Faces Front, Insulated, Oversized, Workshop in Garage

of Garages 2
Is Waterfront Yes

Waterfront River Front, Waterfront, River Access

Interior

Interior Features Ceiling Fan(s), Crown Molding, Double Vanity, Dry Bar, French Door,

High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry,

Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Garburator, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Water Softener, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Barbecue, BBQ gas line, Garden

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Fruit

Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground

Sprinklers, Views, Waterfront

Roof Pine Shake

Construction Brick, Concrete, Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025

Days on Market 5

Zoning R-LD

Listing Details

Listing Office Real Broker

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