

**306 West Terrace Place
Cochrane, Alberta**

MLS # A2291105



\$749,000

Division:	West Terrace		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,332 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Wet Bar		

Inclusions: Window Coverings, Garage Door Remote, Gas Heater in Garage, Roof Shelving in Garage, Nest Thermostat, Tv mounts, Glass shelf under main floor tv stays, Basement Refrigerator

Welcome to this beautifully renovated bilevel perfectly situated in the highly sought after community of West Terrace. Tucked away on a quiet cul-de-sac just steps from the Bow River pathway system, this beautifully renovated and meticulously maintained 5-bedroom bi-level offers the perfect blend of family living, thoughtful updates, and an unbeatable location. The bright and welcoming main level features vaulted ceilings, skylights, and plenty windows that fill the home with natural light. The renovated kitchen is both stylish and functional with white cabinetry, quartz countertops, stainless steel appliances, a corner pantry, and a large island, perfect for everyday living and entertaining. The adjoining dining area opens onto the back deck, complete with a gas line for your BBQ, making outdoor gatherings effortless. The spacious primary retreat includes a walk-in closet and private ensuite, while two additional great-sized bedrooms and a full bathroom complete the main floor. Contemporary lighting, updated flooring, and two cozy gas fireplaces add warmth and character throughout the home. Downstairs, the finished lower level offers incredible additional living space, highlighted by a stylish shiplap feature wall that carries down the staircase and adds warmth and character. You'll appreciate the two oversized bedrooms with built-in closer organizers sharing an updated full bathroom with rustic countertops and tiled walk-in shower. A large living room with cozy 2nd gas fireplace and recreation room with wet bar and refrigerator make this the perfect space for entertaining or watching the game. Your laundry room with sink is also found on the lower level. There is an abundant amount of storage space under the stairs and throughout the home. Outside, enjoy a large maturely landscaped yard, 2 sheds perfect for storage, gated dog run, and a heated double attached

garage. With all the recent updates including a newer hot water tank (2024), this home offers peace of mind along with exceptional value, a rare find in this very desirable neighbourhood. Located in one of Cochrane’s most sought-after neighbourhoods, this home is just moments from schools, parks, and scenic river pathways—an ideal setting for families looking for space, comfort, and community.