

**18 West Terrace Drive
Cochrane, Alberta**

MLS # A2294386



\$683,999

Division:	West Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wood Counters		

Inclusions: N/A

Welcome to West Terrace, one of Cochrane's most sought-after neighbourhoods, where mature trees, quiet streets, and a strong sense of community create the kind of lifestyle people move here for and rarely leave. Just steps from the river pathway system, morning walks, bike rides, and evening strolls become part of your everyday rhythm. With schools and local restaurants within walking distance, this is truly family living at its best. From the moment you arrive, the home welcomes you with an oversized front entry, offering the space every busy family needs for coats, boots, backpacks, and everything in between. As you move into the main living area, you are greeted by a bright, open-concept layout filled with natural light. The living room, dining space, and kitchen flow seamlessly together, creating the perfect environment for both everyday living and entertaining. The kitchen has been beautifully updated with timeless white cabinetry, a modern quartz countertop, and a stunning sage-green island finished with butcher block that adds warmth and character. New appliances have been thoughtfully selected to complement the space, creating a cohesive and elevated feel throughout. Just off the kitchen, a generously sized mudroom with laundry adds everyday convenience and function. Upstairs, you will find three spacious bedrooms, ideal for growing families. The primary suite offers a private retreat with a walk-in closet and a well-appointed four-piece ensuite, while the additional bedrooms are bright, comfortable, and perfectly sized. The fully finished lower level extends your living space with a large family room anchored by a cozy fireplace, making it the perfect place for movie nights or quiet evenings in. A fourth bedroom and additional space for guests, a home office, or gym complete this level. Homes in West Terrace rarely come available, especially ones

that offer this level of updates, space, and location. This is a unique opportunity to get into a truly established, family-oriented community.