

**103 West Terrace Point
Cochrane, Alberta**

MLS # A2266783



\$989,999

Division:	West Terrace		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,663 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Pool Table, Natural Gas BBQ, Wood Shelving in Garage

****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.