

# \$619,000 - 7 West Terrace Crescent, Cochrane

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MLS® #A2232039

## \$619,000

5 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.13 Acres

West Terrace, Cochrane, Alberta

Welcome to 7 West Terrace Crescent in Cochrane Alberta. This great family home features a well maintained large lot with pond and large storage shed and lots of room for the kids or family pets to play. 5 bedroom home with hardwood floors, large living room, Open concept kitchen and dining area with Stainless Steel appliances, lots of cabinets & counters and pantry. Step out onto the back deck and take in the private back yard with lots of mature trees. 3 bedrooms up plus two full washrooms on this level. The lower level has a massive family room with corner fireplace at one end and room for an office at the other end with built in shelving. Extra large windows make this a bright space to relax. 2 more bedrooms plus a large washroom with separate shower and corner jetted tub. Also has a storage room and extra storage under the stairs. Located close to two schools, playgrounds, green space and lots of walking and biking paths that lead down to the Bow River. Great place to call home. Call to book a showing today!

Built in 1998

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2232039  |
| Price     | \$619,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,317       |
| Acres          | 0.13        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 7 West Terrace Crescent |
| Subdivision | West Terrace            |
| City        | Cochrane                |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4C 1R7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Bookcases, French Door, Jetted Tub, Vaulted Ceiling(s)             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Family Room, Gas                                                   |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Few Trees, Landscaped, Lawn, Level |
| Roof              | Asphalt                                       |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 1               |
| Zoning         | R-LL            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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