

\$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	Double Garage Attached, Garage Door Opener, Aggregate, Garage Faces Front, Insulated, Oversized, Workshop in Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	River Access, River Front, Waterfront

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Ceiling Fan(s), Crown Molding, Dry Bar, Double Vanity,
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	French Door, Vinyl Windows, Jetted Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Water Softener
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Barbecue, BBQ gas line
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting, Views, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbours Behind, Underground Sprinklers, Waterfront
Roof	Pine Shake
Construction	Brick, Stucco, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	Real Broker
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