

# **\$695,000 - 57 West Terrace Crescent, Cochrane**

MLS® #A2238297

**\$695,000**

4 Bedroom, 3.00 Bathroom, 1,186 sqft

Residential on 0.14 Acres

West Terrace, Cochrane, Alberta

Nestled on a quiet street near schools, parks, and the scenic Bow River, this beautifully updated walkout bungalow offers the perfect blend of comfort, style, and privacy. Situated on a massive pie-shaped lot, this home gets wonderful sunshine and invites the natural light indoors all year round. Surrounded by mature trees, this home is a rare find—ideal for those seeking both tranquility and convenience.

Step inside the bright and inviting main floor which was freshly painted, where you'll find a spacious living area featuring a stunning feature wall and cozy gas fireplace. The dining area flows seamlessly onto a large upper deck with glass railings, vinyl decking, and a privacy wall—perfect for outdoor dining or morning coffee. Thoughtful upgrades throughout include newer triple-pane windows, newer shingles (2015), central air conditioning, new lighting, new iron spindle railings, granite countertops, and sleek stainless steel appliances. The upper deck is also accessible directly from the primary bedroom, which boasts a walk-in closet and a private ensuite with beautiful tile design. The main floor is complete with a second bedroom, full bathroom and convenient access to the attached double garage.

The fully finished walkout basement offers incredible additional living space, featuring a massive recreation room, two more bedrooms



(one without a closetâ€”ideal for a home office or gym), a large laundry room, another full bathroom, and ample storage.

The backyard is your own private retreat with a covered lower patio, fire pit area, garden shed, and greenhouseâ€”an entertainerâ€™s dream and a gardenerâ€™s paradise.

Donâ€™t miss this exceptional opportunity to own a turnkey walkout bungalow in one of the areaâ€™s most desirable locations. Move-in ready with all the space, upgrades, and privacy you've been looking for!

Built in 1998

**Essential Information**

MLS® #	A2238297
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,186
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	57 West Terrace Crescent
Subdivision	West Terrace
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1R7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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