

**102 West Terrace Crescent  
Cochrane, Alberta**

**MLS # A2299478**



**\$1,988,000**

<b>Division:</b>	West Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,930 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.67 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, No Neighbours Behind, See Remarks, Street		

<b>Heating:</b>	Standard, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance

**Inclusions:** Outdoor dining table and chairs

This home makes an immediate grand impression, inviting and full of curb appeal. Set against a natural reserve and backing onto the Bow River, it offers exceptional views from nearly every room, with mountain vistas best enjoyed from the expansive deck. Inside, the home is warm and welcoming, with thoughtful upgrades throughout, including an updated kitchen, renovated bathrooms, newer windows, and roof shakes. The kitchen is designed for both everyday living and entertaining, seamlessly connecting to the main living areas. The formal dining room captures the views and opens into a vaulted living room featuring a wood burning fireplace. A versatile main floor bedroom with its own 4-piece bathroom, vaulted ceilings, and views of the mature front landscaping is ideal for guests or multi generational living. The primary suite offers a private retreat, complete with a cozy sitting area, fireplace, and elevated design that leads into the upper level bedroom space with a 5-piece ensuite. Two additional spacious bedrooms upstairs share a well appointed 4-piece bathroom. The walkout basement is built for entertaining, featuring a large family room with fireplace, a 2-piece bathroom, and an expansive flex area. There is also access to a library with its own 3-piece bathroom and a secret room tucked just off the library.