

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

Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 30th, 2025
Days on Market	14
Zoning	R-LD

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.