

# \$769,000 - 15 West Pointe Way, Cochrane

MLS® #A2222631

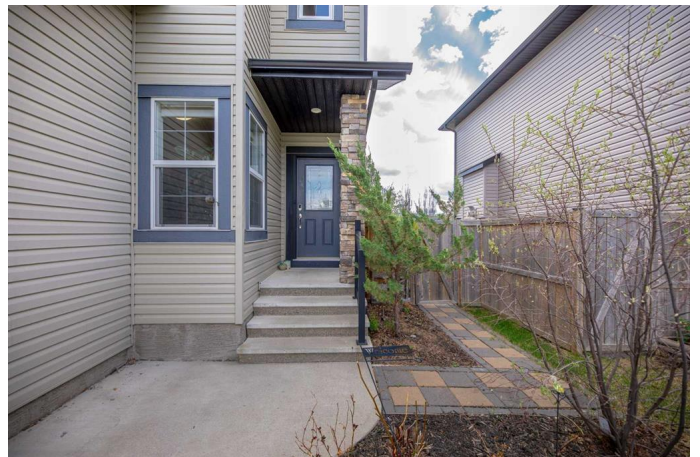
**\$769,000**

4 Bedroom, 4.00 Bathroom, 2,181 sqft

Residential on 0.11 Acres

West Pointe, Cochrane, Alberta

FULLY FINISHED | BONUS ROOM | FOUR BEDROOMS | MAIN FLOOR OFFICE | Step into this beautifully designed home, where 9' ceilings create a sense of space and openness throughout. The main level features a bright, open-concept living and dining area. The kitchen is a standout, showcasing rich dark cabinetry, a large island, sleek wall oven, 5-burner gas cooktop, and a corner pantry for plenty of storage. Off the double-attached garage, you'll find a spacious laundry room complete with a built-in sink and ample storage. A convenient 3-piece bathroom and office/den completes the main level. Upstairs, a generous bonus room offers flexible living space, along with three well-appointed bedrooms and two 4-piece bathrooms, including a relaxing primary suite retreat. The fully finished basement extends your living area with a large recreation room, soundproofed 4th bedroom, and an additional 3-piece bath with shower that is plumbed for steam shower, ideal for guests or family movie nights. Step outside and enjoy a beautifully landscaped, gas line to your BBQ, low-maintenance yard with a deck, patio, and cozy fire pit area making it perfect for hosting summer get-togethers, and low maintenance dog run. The garage features a gas heater on thermostat, storage, and lots of room for parking. Furnace motor replaced 2025, W/H dip tube replaced 2024, dishwasher replaced 2024, new kitchen flooring. Best of all, this home is just steps from the scenic Bow River



path system, connecting you with nature right outside your door. Contact your favourite Realtor to schedule a showing to this beautiful home

Built in 2008

### **Essential Information**

MLS® #	A2222631
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,181
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 West Pointe Way
Subdivision	West Pointe
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0B9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 19th, 2025
Days on Market	5
Zoning	R-LD

## Listing Details

Listing Office	Royal LePage Benchmark
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