

# \$599,900 - 125 Quigley Drive, Cochrane

MLS® #A2246124

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,236 sqft  
Residential on 0.13 Acres

West Terrace, Cochrane, Alberta

Welcome to this beautifully maintained bi-level home on desirable Quigley Drive in West Terrace, still lovingly owned by the original owner. Bright and inviting, the home features LARGE WINDOWS throughout and HARDWOOD FLOORING with TILE in the bathrooms. The spacious kitchen offers oak cabinetry and a PENINSULA ISLAND, opening into the dining room with a patio door and a PHANTOM SCREEN leading to the south-facing backyard. Enjoy outdoor living on the DOUBLE-TIERED DECK with a hot tub hook-up and access to the DOUBLE DETACHED GARAGE.

The upper-level living room is warm and welcoming with an ELECTRIC FIREPLACE and MANTLE. Three bedrooms up, including the primary with DOUBLE CLOSETS and a 3-piece ENSUITE featuring a TILED, FLOOR-to-CEILING SHOWER.

The lower level adds fantastic living space with a large REC ROOM featuring a GAS FIREPLACE, two additional bedrooms, a bathroom with a JETTED TUB, and a large utility room that is also the space for the washer and dryer and a convenient sink. Thoughtful upgrades include POT LIGHTS in the basement, DIMMABLE LIGHTING throughout, and SENSOR LIGHTS IN ALL CLOSETS.

Additional features include a CENTRAL



VACUUM with ATTACHMENTS, a basement fridge and freezer, and a BAR FRIDGE. While the hot water tank, furnace, and windows are original, this home has been lovingly cared for and is move-in ready. Don't miss this fantastic opportunity in one of Cochrane's most established neighbourhoods!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246124    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,236       |
| Acres          | 0.13        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 125 Quigley Drive |
| Subdivision | West Terrace      |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1R1           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted |
|-------------------|--------------------------------------------------------------------------|

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
|                 | Tub                                                                                                    |
| Appliances      | Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Fireplace(s), Forced Air                                                                               |
| Cooling         | None                                                                                                   |
| Fireplace       | Yes                                                                                                    |
| # of Fireplaces | 2                                                                                                      |
| Fireplaces      | Electric, Gas                                                                                          |
| Has Basement    | Yes                                                                                                    |
| Basement        | Finished, Full                                                                                         |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane, Lawn                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 2                |
| Zoning         | R-LD             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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