

# \$609,900 - 87 Quigley Drive, Cochrane

MLS® #A2261383

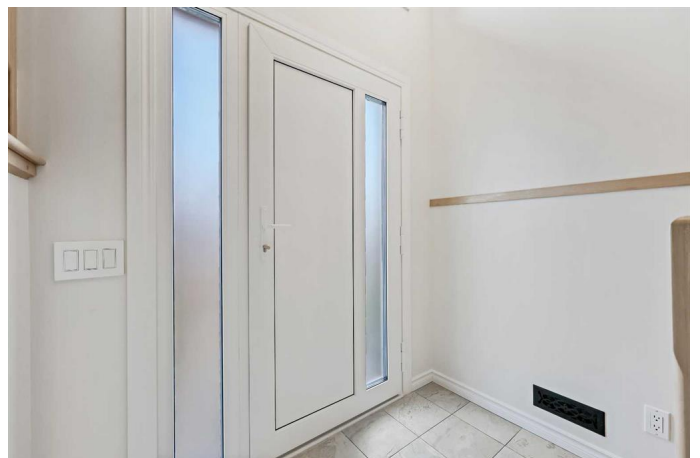
**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,175 sqft

Residential on 0.12 Acres

West Valley, Cochrane, Alberta

A fully developed (i.e. 2,334 sq ft total) and extensively improved 4-bedroom bi-level nestled into the heart of a mature, well-established neighbourhood; offering exceptional curb appeal & move-in ready comfort. Big bright front foyer leads into an open main floor plan with sky-high vaulted ceiling, spacious living room with wood-burning fireplace, newer kitchen with granite counters/island/breakfast bar/upgraded stainless steel appliances (i.e. including gas stove & double door fridge)/farm sink overlooking backyard/plenty of counter/cupboard space, dining area, primary bedroom with large walk-in closet/ensuite, 2 additional bedrooms and full 4-piece bathroom. Lower level is fully developed to include family room with gas fireplace, wet bar, a substantial 4th bedroom, bathroom, laundry and storage. Large private mature SW-facing backyard, complete with freshly painted upper (8' X 11') and lower (11' X 19') decks (i.e. lower being partially covered), a substantial storage shed and swing gate access to/from alley leading to concrete RV/trailer/toy parking pad. The true oversized (i.e. 23' X 23') double detached garage is an absolute standout: heated/insulated/ 240V-equipped/built-in workbenches/shelves/storage and offering drive-through access via rear overhead door (i.e. from alley), side barn door (i.e. to/from concrete parking pad in yard) and front man-door entries for unmatched accessibility, versatility and storage. Extensive list of recent



upgrades includes: New windows, new front door, new light fixtures, new flooring, newer roof, newer high-efficiency furnace, newer water heater & softener, newer appliances & fresh professional paint throughout. Whether youâ€™re a growing family, downsizer, or toy enthusiast, this home delivers the space and upgraded style in one complete package. Don't miss out; book your private showing today.

Built in 1992

**Essential Information**

MLS® #	A2261383
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	87 Quigley Drive
Subdivision	West Valley
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1L5

**Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Additional Parking, Drive Through, Workshop in Garage

# of Garages 2

## Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed October 2nd, 2025

Days on Market 1

Zoning R-LD

## Listing Details

Listing Office RE/MAX House of Real Estate

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