

# \$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, youâ€™™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, den, and an additional 3-piece bathâ€™™ideal for guests or family movie nights. Step outside and enjoy a beautifully landscaped, low-maintenance yard with a deck, patio, and cozy fire pit area making it perfect for hosting summer get-togethers. 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	2
Zoning	R-LD

### **Listing Details**

Listing Office	Royal LePage Benchmark
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