

**Unit #1, 26 Quigley Drive
Cochrane, Alberta**

MLS # A2174969



\$435,000

Division:	West Valley		
Type:	Residential/Other		
Style:	1 and Half Storey, Side by Side		
Size:	1,335 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 445
Basement:	Full, Unfinished	LLD:	4-26-4-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Primary Downstairs, See Remarks, Vaulted Ceiling(s), Wood Windows		
Inclusions:	Furniture optional		

Live in the heart of West Valley in Cochrane - close to town center and amenities yet private and secluded! This villa style, end unit townhouse features one-level essential living with eating, laundry, sleeping and en-suite with walk-in tub, all on the main floor. The central staircase leads to an upper loft space framed by the massive vaulted ceiling overlooking the living room. Upstairs is an additional bedroom, a full bath and a spacious multi-purpose/flex room. In addition to being freshly painted top to bottom, upgrades include new low-flush toilets, vanity sinks and light fixtures. The full basement awaits your creative ideas! The single attached garage provides vehicle protection and ample storage. Experience the convenience of condo living with lawn care and snow removal professionally provided while enjoying your own private outdoor spaces including the west-facing rear yard, deck and patio. This 28 unit complex is competently self-managed and impeccably maintained. Consider the benefits that this residence offers: a mature, private setting, close to amenities with the comfort and convenience of this uniquely designed home!