

**108 West Pointe Manor
Cochrane, Alberta**

MLS # A2178136



\$775,000

Division:	West Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

FULLY FINISHED | 4 BEDROOMS UPPER LEVEL | 5 BEDROOMS TOTAL | OVERSIZED 30x23 HEATED GARAGE | MAIN FLOOR OFFICE | PRIVATE DINING ROOM | STEPS AWAY FROM THE BOW RIVER | Welcome to 108 West Pointe Manor. Rare find, beautifully built, with 4 bedrooms upstairs, & a 5th in the basement all the living space you could imagine in an exceptional river community. Nine foot ceilings on the main level, open concept kitchen & nook, with light cabinetry, Family room with cozy gas fireplace. Main floor offers an office plus flex room that could be a den or dining room. Main floor laundry. Upstairs the primary offers a 5 piece ensuite, as well as a walk-in closet. Three additional spacious bedrooms, each with substantial closets. The basement offers 9 foot ceilings, in floor heating for your comfort. Complete with a 5th bedroom as well as another 4 piece bathroom. Property backs onto greenspace and features a firepit and a gas line for the BBQ, The 23x30 heated garage adds additional space. Book your showing today to see why Living in Cochrane is Loving where you Live.