

87 Quigley Drive
Cochrane, Alberta

MLS # A2261383



\$609,900

Division:	West Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Detached, Drive Through, G		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-26-4-W5
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

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 you'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.