

# \$599,900 - 125 Quigley Drive, Cochrane

MLS® #A2246124

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,236 sqft  
Residential on 0.13 Acres

West Terrace, Cochrane, Alberta

Welcome to this beautifully maintained bi-level home on desirable Quigley Drive in West Terrace, still lovingly owned by the original owner. Bright and inviting, the home features LARGE WINDOWS throughout and HARDWOOD FLOORING with TILE in the bathrooms. The spacious kitchen offers oak cabinetry and a PENINSULA ISLAND, opening into the dining room with a patio door and a PHANTOM SCREEN leading to the south-facing backyard. Enjoy outdoor living on the DOUBLE-TIERED DECK with a hot tub hook-up and access to the DOUBLE DETACHED GARAGE.

The upper-level living room is warm and welcoming with an ELECTRIC FIREPLACE and MANTLE. Three bedrooms up, including the primary with DOUBLE CLOSETS and a 3-piece ENSUITE featuring a TILED, FLOOR-to-CEILING SHOWER.

The lower level adds fantastic living space with a large REC ROOM featuring a GAS FIREPLACE, two additional bedrooms, a bathroom with a JETTED TUB, and a large utility room that is also the space for the washer and dryer and a convenient sink. Thoughtful upgrades include POT LIGHTS in the basement, DIMMABLE LIGHTING throughout, and SENSOR LIGHTS IN ALL CLOSETS.

Additional features include a CENTRAL



VACUUM with ATTACHMENTS, a basement fridge and freezer, and a BAR FRIDGE. While the hot water tank, furnace, and windows are original, this home has been lovingly cared for and is move-in ready. Don't miss this fantastic opportunity in one of Cochrane's most established neighbourhoods!

Built in 1996

**Essential Information**

MLS® #	A2246124
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,236
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	125 Quigley Drive
Subdivision	West Terrace
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1R1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted
-------------------	--

	Tub
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.