

242 Quigley Drive
Cochrane, Alberta

MLS # A2153948



\$495,000

Division:	West Terrace		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,378 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Single		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home		

Inclusions: n/a

Open House SATURDAY 1pm-3pm Compare the size of this one to others in this price range! This is one of the LARGER duplex floorplans with 3 bedrooms and 4 bathrooms! Walk-in closet off master has built-in drawers and shelving, added corner cabinet in ensuite. The developed basement has a free-standing gas FIREPLACE for cozy winter nights for entertainment or hobby! The half bathroom on this level has room for a shower (roughed in at wall). Two windows are not to current code but practical to bring in natural light and ventilation. The furnace room is the only unfinished area but has shelving and hot/cold taps for hobby use? Ceiling fans are included. This is an above average semidetached home in a great convenient location. Why this home stands out! Check out the handy slide out storage under the side of the porch. There is an extra wide driveway and side access to a man gate and a trailer access to storage EQUIPMENT shed that is NOT on foundation and can be removed, What a bonus!! The INSULATED garage has high output ceiling gas furnace. Lots of shelving makes it convenient, functional and comfortable. The back cedar deck has invisible screw (attaching from underneath). The treated wood HIGH fencing at side and in the rear yard for a very PRIVATE back yard and patio.