

122 WEST TERRACE PLACE ~ COCHRANE



Rick Easthope

403-999-1397

rick@themckelviigroup.com

www.themckelviigroup.com



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

122 WEST TERRACE PLACE ~ COCHRANE

Welcome to this beautifully maintained walkout bungalow nestled on a quiet cul-de-sac in the highly sought-after community of West Terrace in Cochrane. From the moment you arrive, this home invites you to slow down, breathe deeply, and imagine the life you could be living here every single day. Step inside and you are greeted by a warm and inviting main floor thoughtfully designed for both the rhythm of daily family life and the joy of entertaining. The kitchen is the true heart of this home, featuring rich oak cabinetry, a premium appliance package, and an abundance of counter space that makes every meal a pleasure to prepare. The large central island with breakfast bar is a natural gathering spot, perfect for quick weekday breakfasts or lingering weekend mornings with the people you love most. A dedicated pantry keeps everything neatly organized, and the coffee station ensures your mornings begin on exactly the right note. The adjacent spacious dining room is ideal for hosting dinner parties and opens seamlessly onto a massive deck that spans the full width of the home, overlooking a large & private backyard. Picture summer evenings entertaining friends, lazy Sunday mornings with a coffee in hand, or watching the kids play freely in the yard below. The primary bedroom is a true retreat, a quiet and generous sanctuary tucked away from the bustle of the main living areas. After a long and full day, this is the space where you come to exhale, recharge, and truly unwind. Thoughtfully positioned to offer privacy and calm, it is the kind of bedroom that makes you genuinely look forward to the end of the day. A second bedroom and a versatile den, ideal for a home office or reading room, complete the main floor alongside a two-piece powder room. Venture downstairs and you will find a bright and beautifully finished walkout lower level that truly sets this home apart. Soaring nine-foot ceilings & oversized windows bathe every corner in natural light, creating a space that feels expansive and welcoming. Two additional bedrooms and a dedicated laundry area provide practical comfort for the whole family. The home gym means your wellness routine is always just steps away. The media room is the ultimate retreat, the perfect place to catch the newest release or cheer on your favourite team on game night. The separate games room gives every member of the family their own space to unwind & recharge. Outside, a side drive provides dedicated RV and boat storage and additional parking options, a rare and genuinely valuable feature, and the double attached garage adds year-round practicality. West Terrace in Cochrane is one of those communities that instantly reminds you why you chose this lifestyle. Tucked into the foothills and bordered by the Bow River, nature is not just nearby, it is part of your everyday routine. Morning walks along the river, evening strolls through open pathways, and the ever-present backdrop of the Rocky Mountains make this a truly special place to call home.

THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE



real
Real Broker

122 West Terrace Place Cochrane, AB T4C 1S2

Residential

Active

[A2295833](#)

PD:

DOM: 0

LP: \$725,000.00

OP: \$725,000.00

Banner: *Quiet Cul-De-Sac | Walkout Bungalow | Steps from the Bow River*



Class:	Detached	City:	Cochrane
County:	Rocky View County	Subdivision:	West Terrace
Type:	House	Ttl Beds:	4
Levels:	One	F/H Bth:	3/0
Year Built:	1999	RMS SQFT:	1,329.58
LINC#:	0027458801	LP/SF:	\$545.28
Arch Style:	Bungalow	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable	Lot Size:	7169 SF 666.02 SM
Lot Dim:		Lot Depth:	38.13 M 125.1'
Front Length:	13.90M 45' 7"	Lot:	17
Legal Pln:	9811408	Blk:	28
Condo:	No	Tax Amt/Yr:	\$4,460.00/2025
Zoning:	R-LD	Loc Imp Amt:	
Title to Lnd:	Fee Simple	Front Exp:	SW
Disclosures:	No Disclosure		
Restrict:	Restrictive Covenant		

Recent Change: **03/25/2026 : NEW**

Public Remarks: Welcome to this beautifully maintained walkout bungalow nestled on a quiet cul-de-sac in the highly sought-after community of West Terrace in Cochrane. From the moment you arrive, this home invites you to slow down, breathe deeply, and imagine the life you could be living here every single day. Step inside and you are greeted by a warm and inviting main floor thoughtfully designed for both the rhythm of daily family life and the joy of entertaining. The kitchen is the true heart of this home, featuring rich oak cabinetry, a premium appliance package, and an abundance of counter space that makes every meal a pleasure to prepare. The large central island with breakfast bar is a natural gathering spot, perfect for quick weekday breakfasts or lingering weekend mornings with the people you love most. A dedicated pantry keeps everything neatly organized, and the coffee station ensures your mornings begin on exactly the right note. The adjacent spacious dining room is ideal for hosting dinner parties and opens seamlessly onto a massive deck that spans the full width of the home, overlooking a large & private backyard. Picture summer evenings entertaining friends, lazy Sunday mornings with a coffee in hand, or watching the kids play freely in the yard below. The primary bedroom is a true retreat, a quiet and generous sanctuary tucked away from the bustle of the main living areas. After a long and full day, this is the space where you come to exhale, recharge, and truly unwind. Thoughtfully positioned to offer privacy and calm, it is the kind of bedroom that makes you genuinely look forward to the end of the day. A second bedroom and a versatile den, ideal for a home office or reading room, complete the main floor alongside a two-piece powder room. Venture downstairs and you will find a bright and beautifully finished walkout lower level that truly sets this home apart. Soaring nine-foot ceilings & oversized windows bathe every corner in natural light, creating a space that feels expansive and welcoming. Two additional bedrooms and a dedicated laundry area provide practical comfort for the whole family. The home gym means your wellness routine is always just steps away. The media room is the ultimate retreat, the perfect place to catch the newest release or cheer on your favourite team on game night. The separate games room gives every member of the family their own space to unwind & recharge. Outside, a side drive provides dedicated RV and boat storage and additional parking options, a rare and genuinely valuable feature, and the double attached garage adds year-round practicality. West Terrace in Cochrane is one of those communities that instantly reminds you why you chose this lifestyle. Tucked into the foothills and bordered by the Bow River, nature is not just nearby, it is part of your everyday routine. Morning walks along the river, evening strolls through open pathways, and the ever-present backdrop of the Rocky Mountains make this a truly special place to call home.

Directions:

Rooms & Measurements

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv:	2	Main:	123.52	Mtr2	1,329.58	SqFt
EnSt Bth:	0	0	0	2	0	0	Rms Abv:	6	Blw Grade:	108.69	Mtr2	1,169.97	SqFt
	0	0	0	1	0	0	Total AG:			123.52	Mtr2	1,329.58	SqFt

Garage Dims (L x W): 21' 8" x 22' 6"

Property Information

Basement:	Full	Laundry Ft:	Lower Level
Basement Dev:	Finished	Basement Ft:	Walk Out
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stucco, Wood Frame	Fireplaces:	1/Gas, Living Room, Mantle
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Feat:	Private Entrance, Private Yard, Storage	Fencing:	Fenced
Roof Type:	Asphalt	Patio/Porch:	Deck, Patio, See Remarks
Reports:	None		
Warranty:	None		
Parking:	Double Garage Attached Total: 4		
Features:	Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Back Lane, Private, Rectangular Lot, See Remarks, Street Lighting		

THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE



real
Real Broker

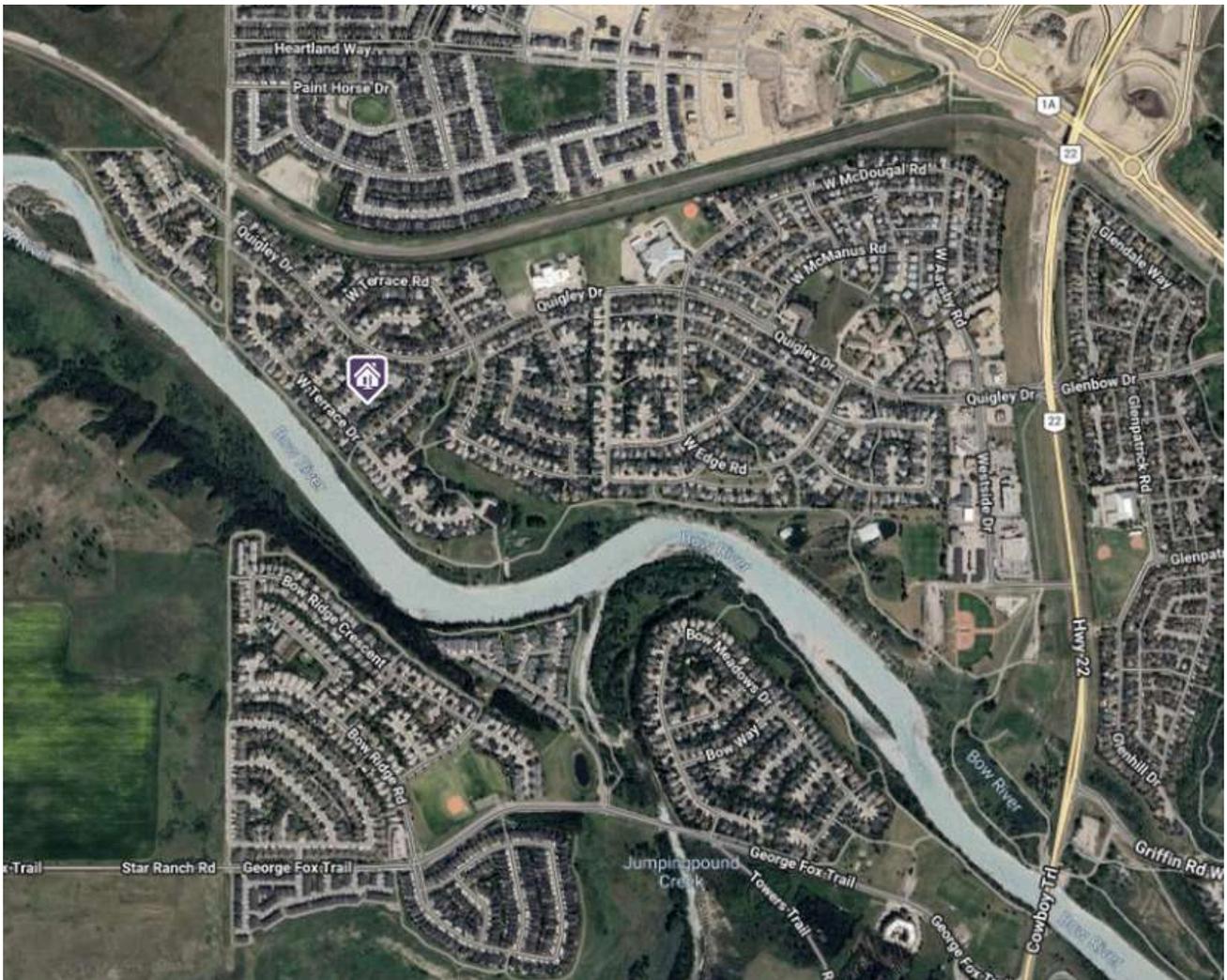
- Goods Include:** Shed
Appliances: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Other Equip: Garage Door Opener
Goods Exclude: Hoist in Garage, Hot Tub

Printed Date: 03/25/2026 1:09:57 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
4pc Bathroom	Main	4' 11" x 7' 0"	4pc Ensuite bath	Main	7' 7" x 8' 5"
Bedroom	Main	13' 0" x 8' 1"	Dining Room	Main	10' 6" x 11' 8"
Kitchen	Main	13' 2" x 13' 1"	Living Room	Main	13' 11" x 17' 1"
Office	Main	10' 6" x 11' 6"	Bedroom - Primary	Main	14' 5" x 19' 3"
4pc Bathroom	BSMT	4' 11" x 7' 3"	Bedroom	BSMT	11' 9" x 13' 3"
Bedroom	BSMT	13' 10" x 9' 5"	Laundry	BSMT	12' 4" x 6' 0"
Game Room	BSMT	24' 9" x 34' 10"	Furnace/Utility Roo	BSMT	11' 2" x 8' 5"



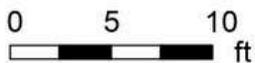
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
1329.58 SQ. FT.

INTERIOR AREA:
1244.39 SQ. FT.

EXCLUDED AREA:
524.29 SQ. FT.



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

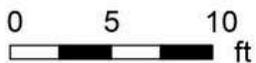
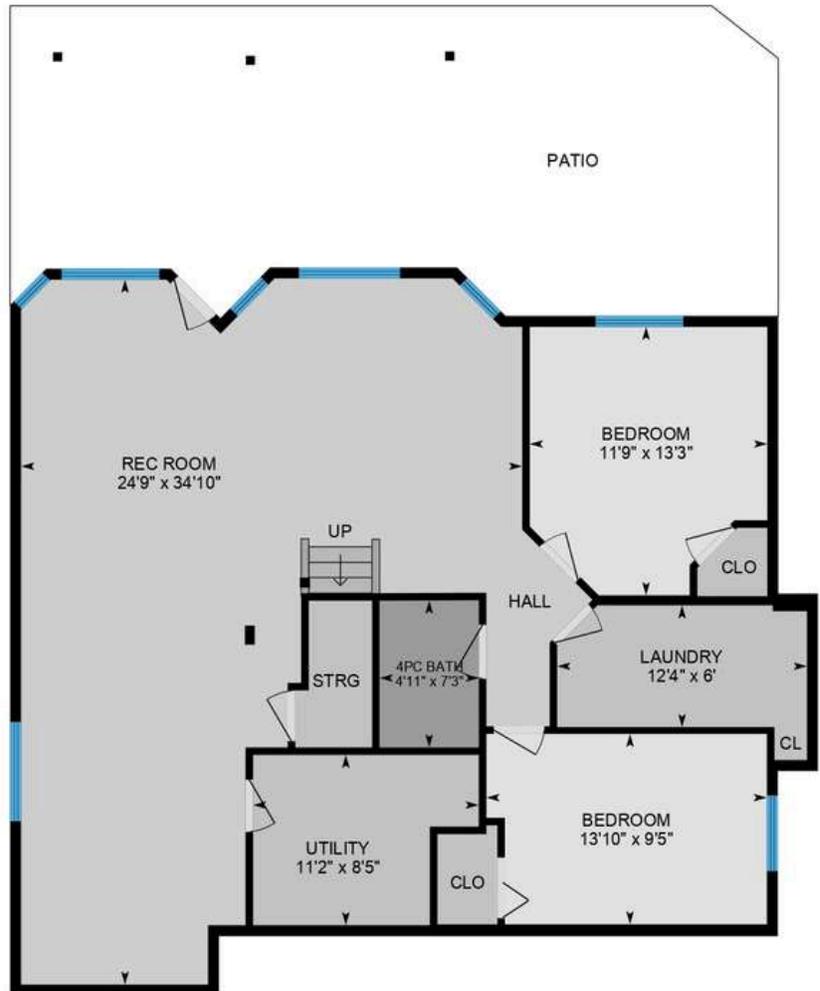
real
Real Broker

THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
1256.93 SQ. FT.

INTERIOR AREA:
1176.10 SQ. FT.



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

ROOM DIMENSIONS

Main Building

MAIN FLOOR

4pc Bath: 4'11" x 7"
4pc Ensuite: 7'7" x 8'5"
Bedroom: 13' x 8'1"
Dining: 10'6" x 11'8"
Garage: 21'8" x 22'6"
Kitchen: 13'2" x 13'1"
Living: 13'11" x 17'1"
Office: 10'6" x 11'6"
Primary: 14'5" x 19'3"

BASEMENT

4pc Bath: 4'11" x 7'3"
Bedroom: 11'9" x 13'3"
Bedroom: 13'10" x 9'5"
Laundry: 12'4" x 6'
Rec Room: 24'9" x 34'10"
Utility: 11'2" x 8'5"

Main Building

MAIN FLOOR

Interior Area: 1244.39 sq ft
Excluded Area: 524.29 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1329.58 sq ft

BASEMENT (Below Grade)

Interior Area: 1176.10 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1256.93 sq ft
Finished Area: 1169.97 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1244.39 sq ft
Excluded Area: 524.29 sq ft
Exterior Area: 1329.58 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 2420.49 sq ft
Finished Area (Below Grade): 1169.97 sq ft
Excluded Area: 524.29 sq ft
Exterior Area: 2586.51 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

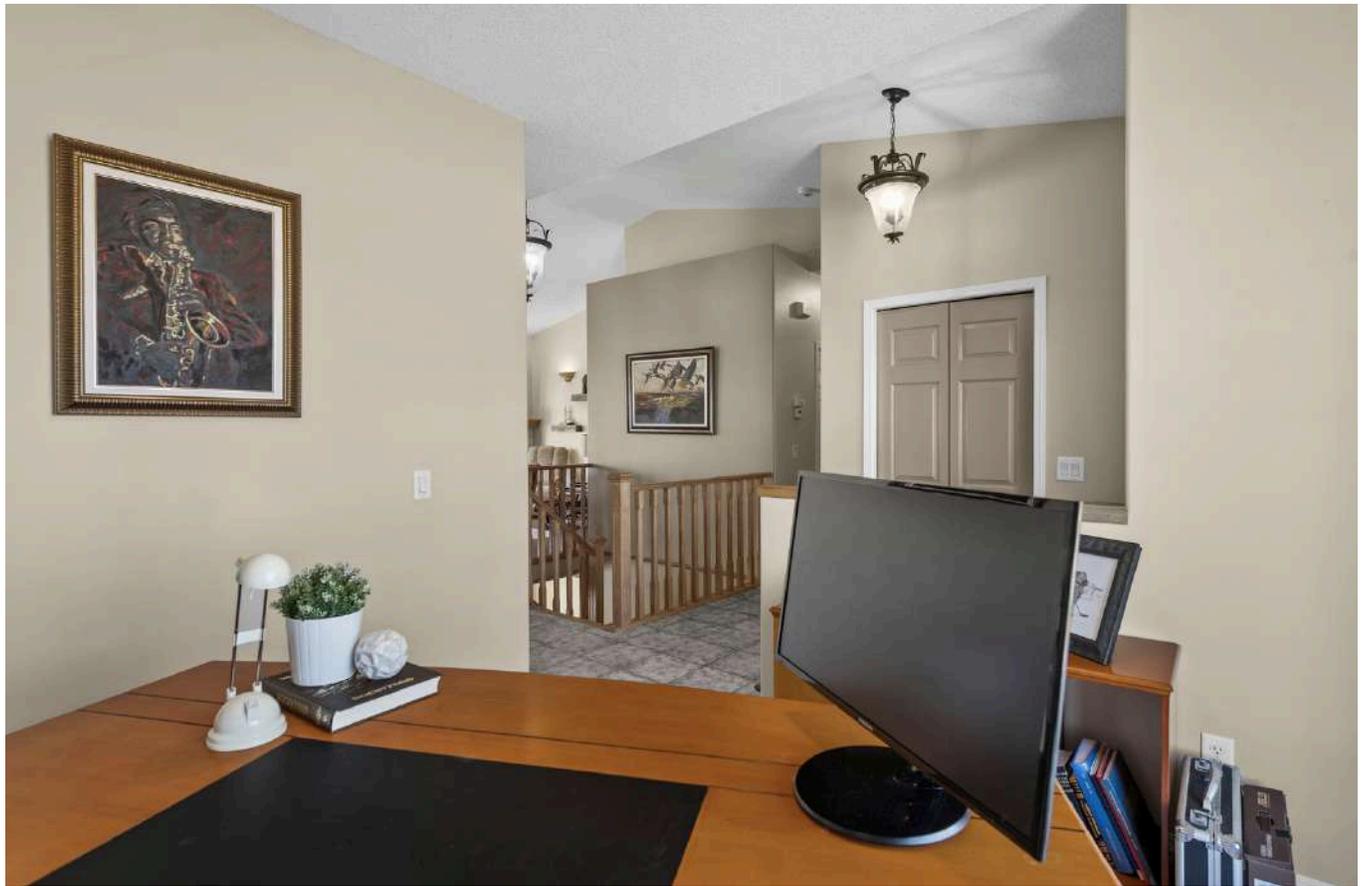
FLOOR AREA INFORMATION

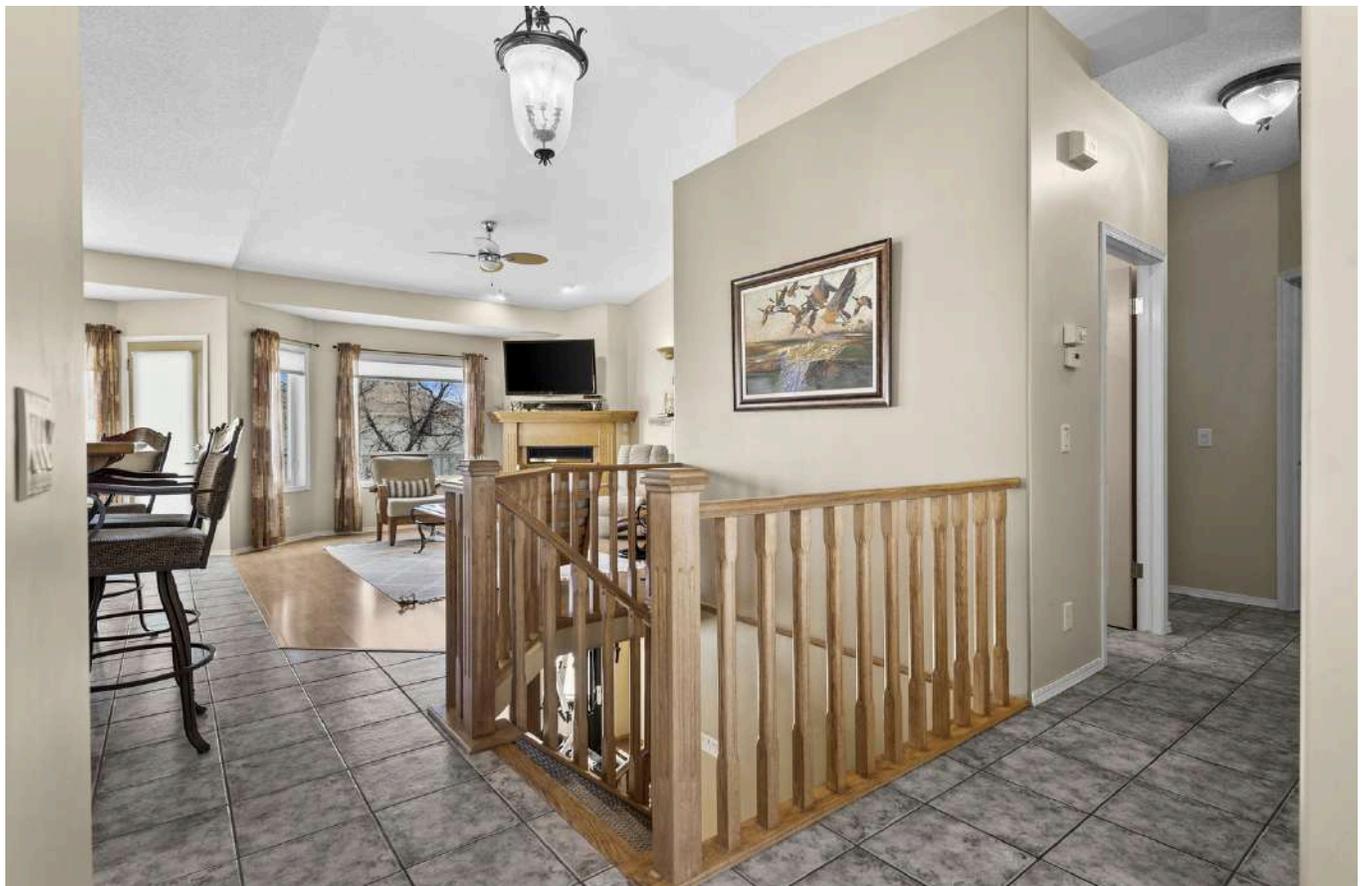
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker





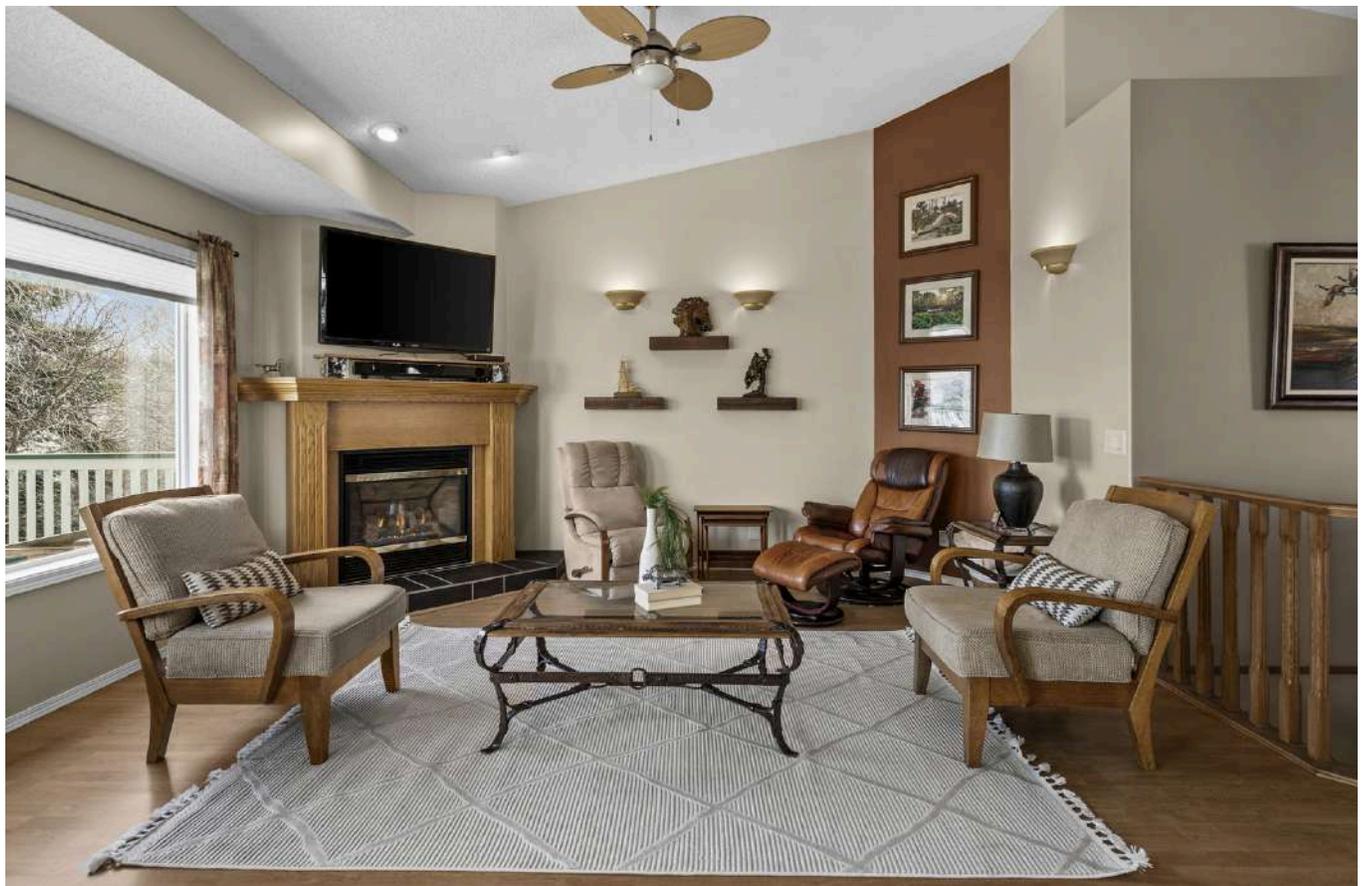








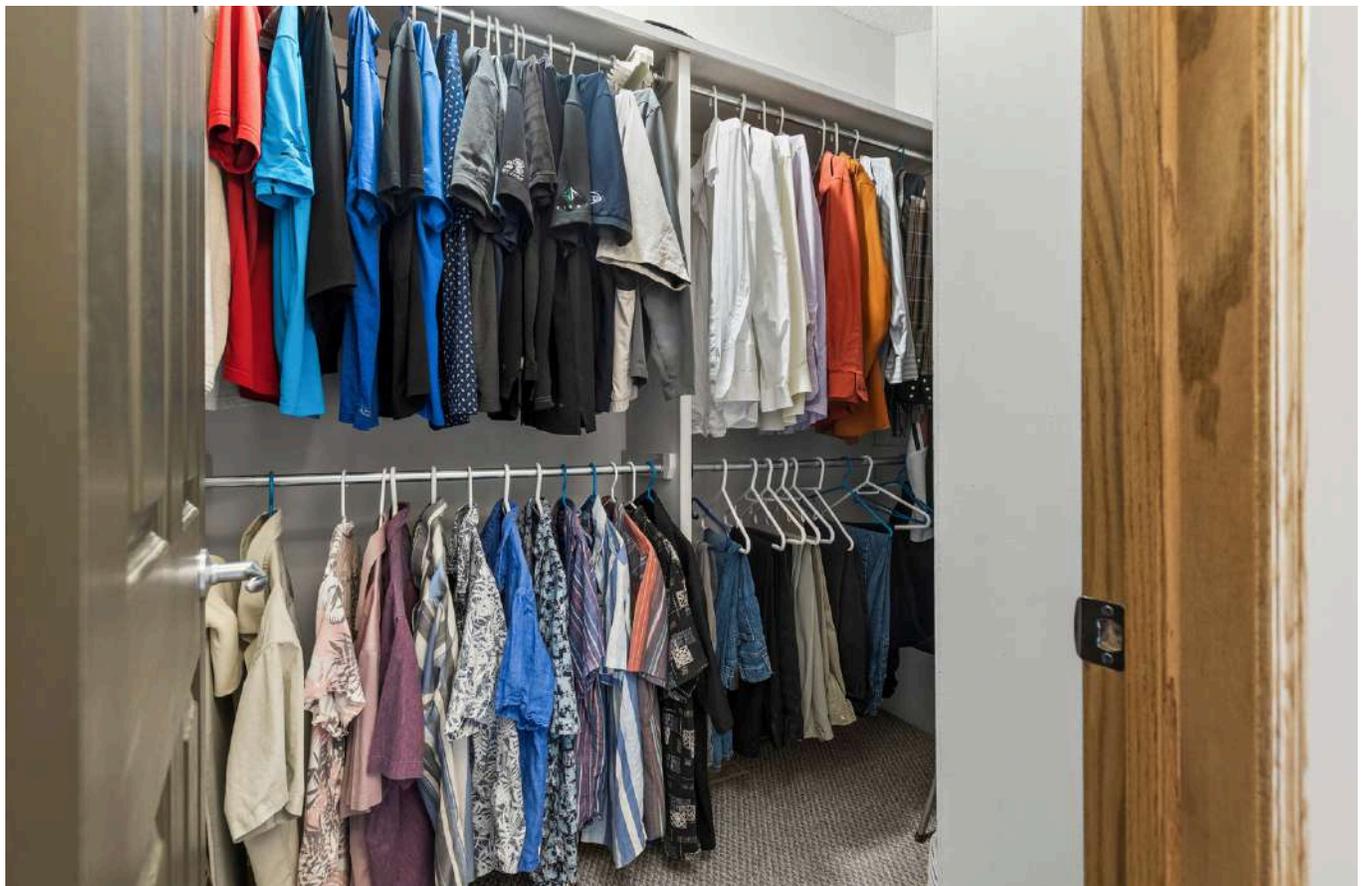
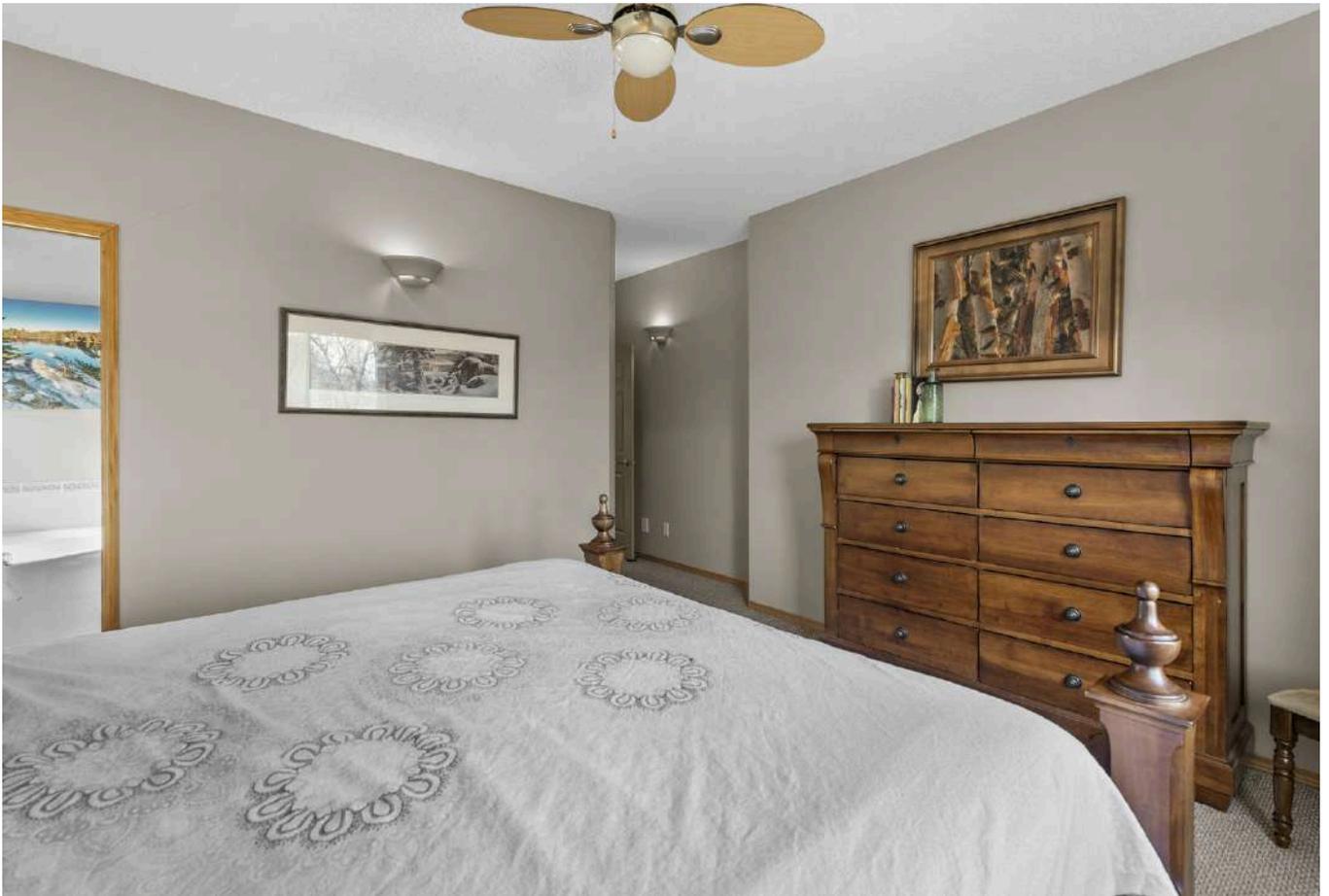






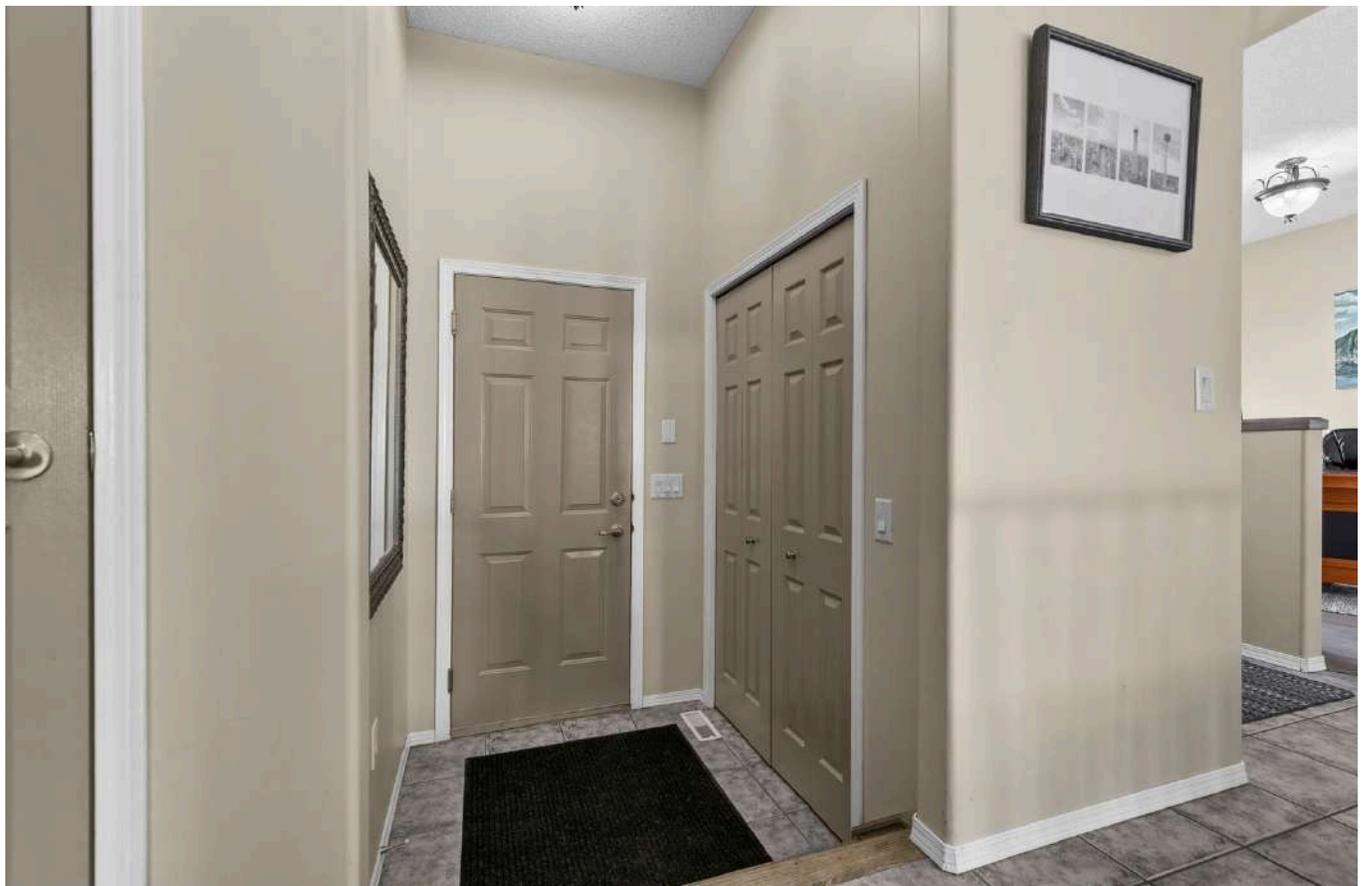


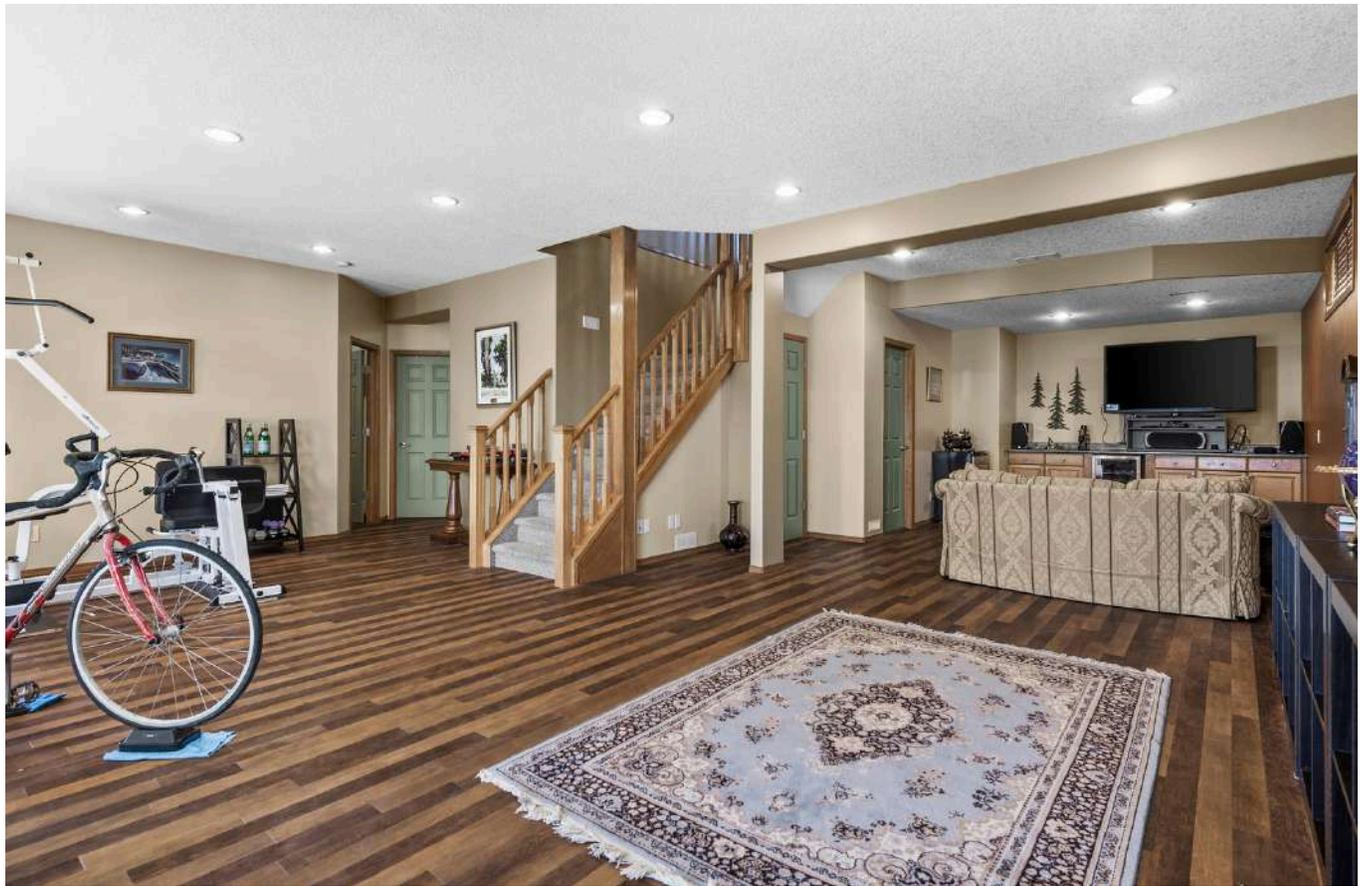


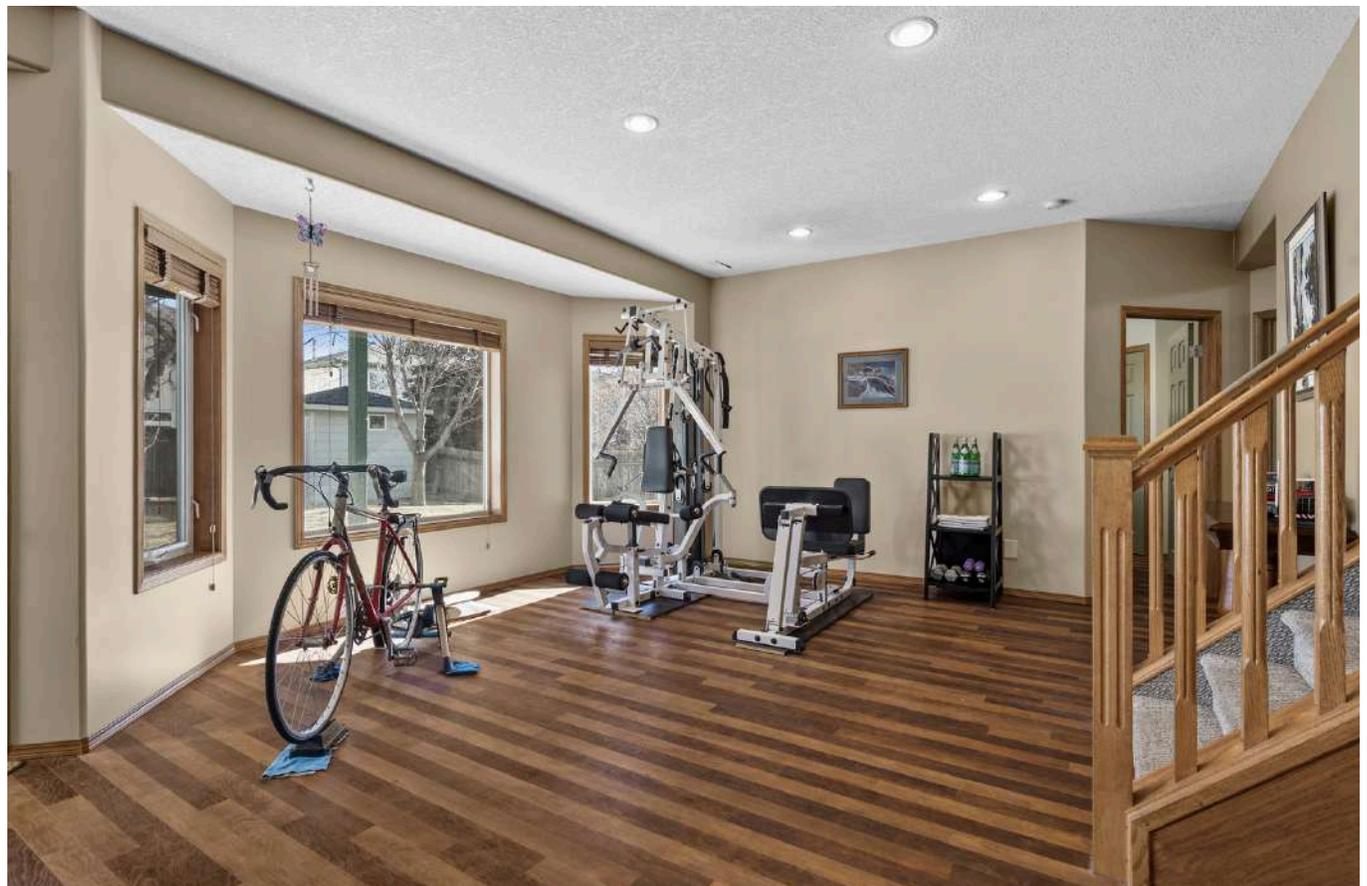
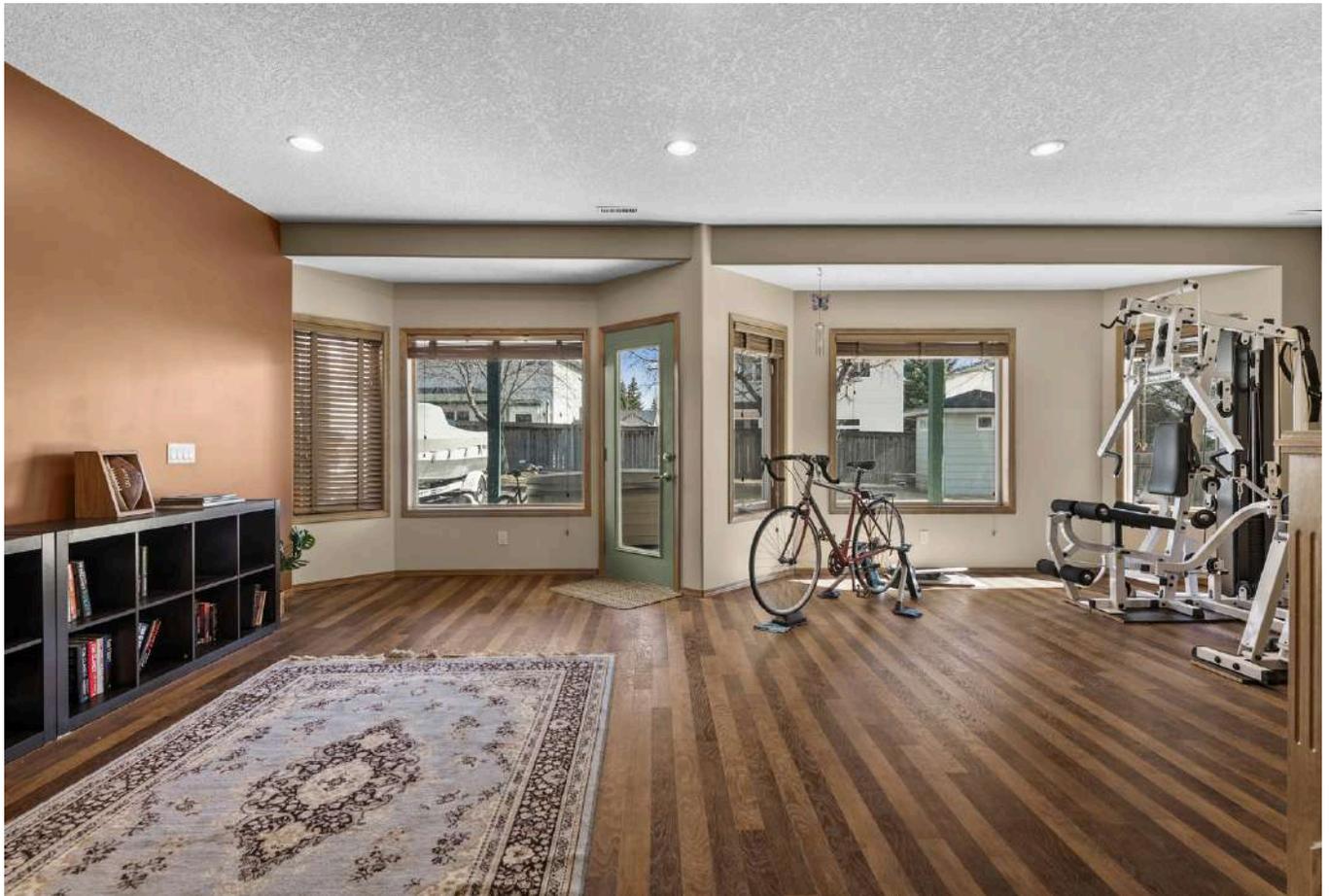


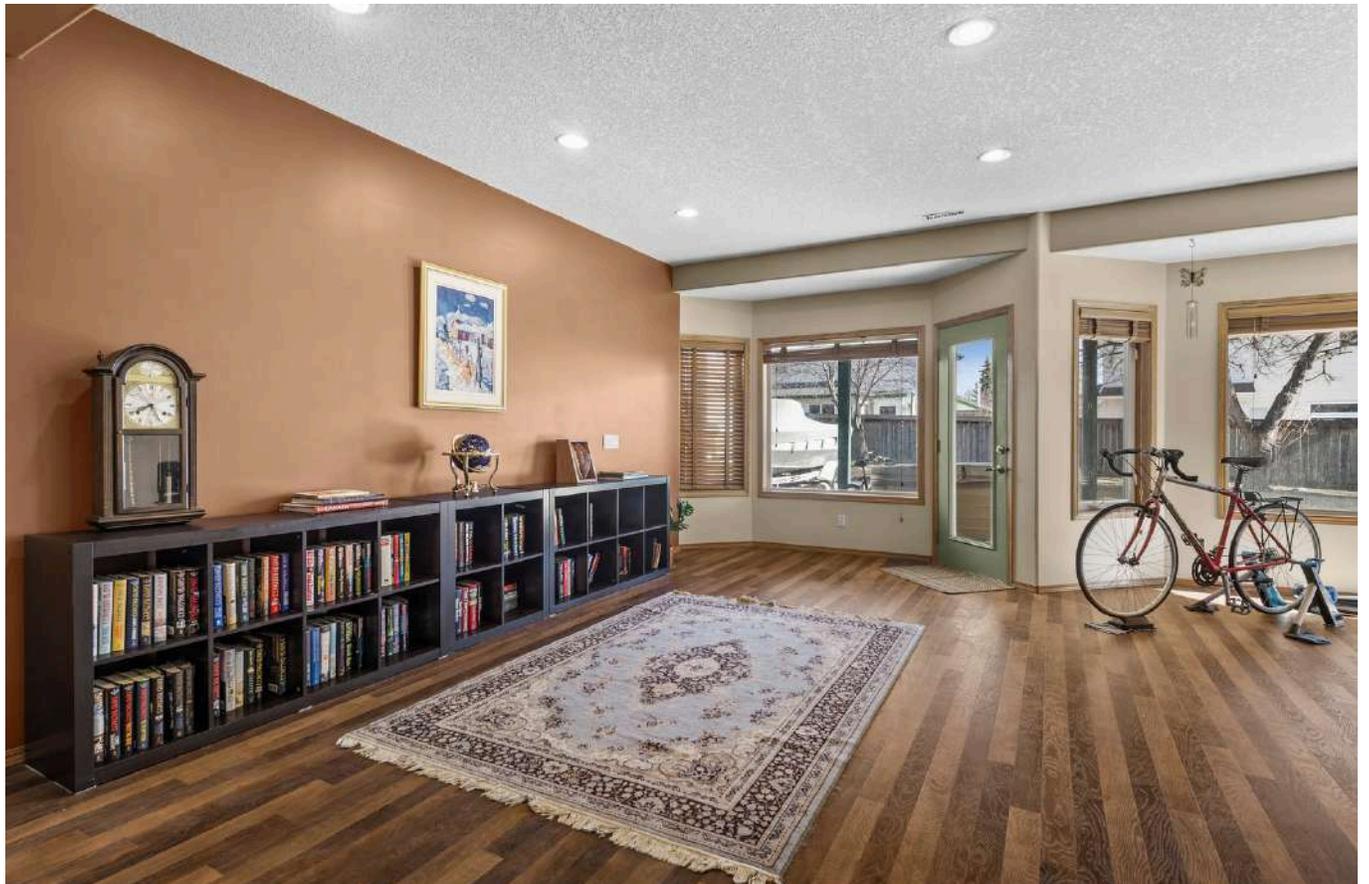
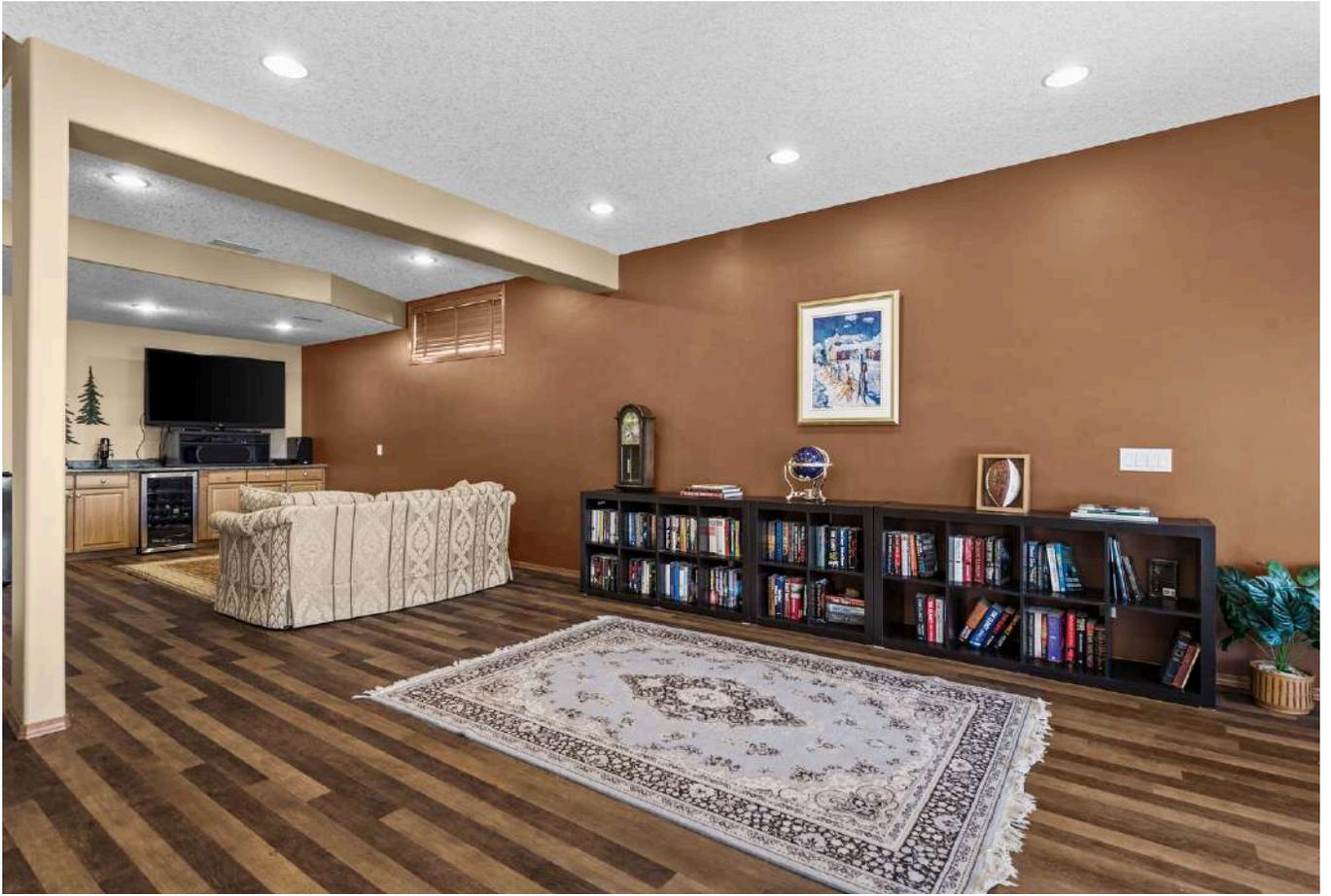


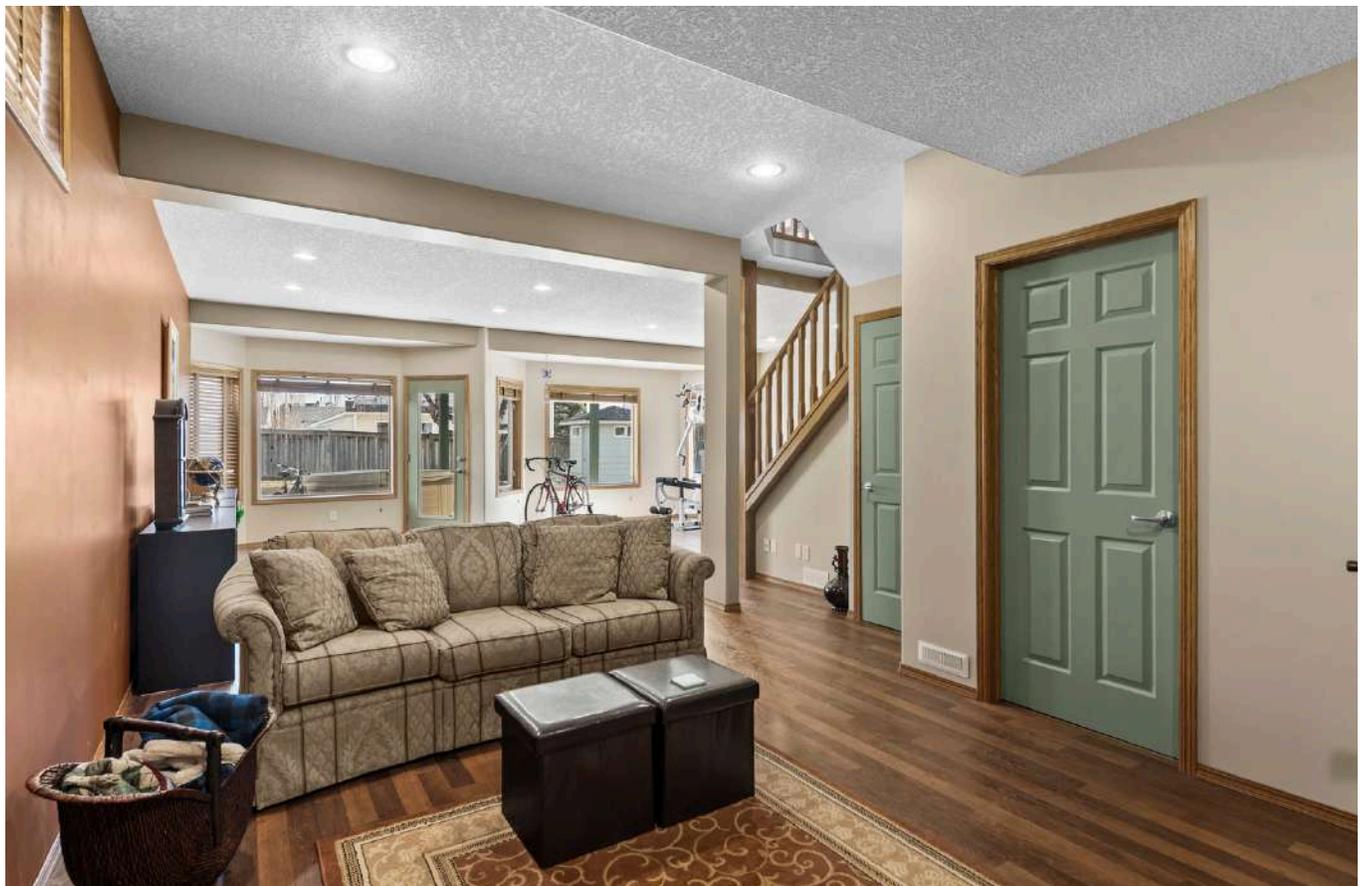
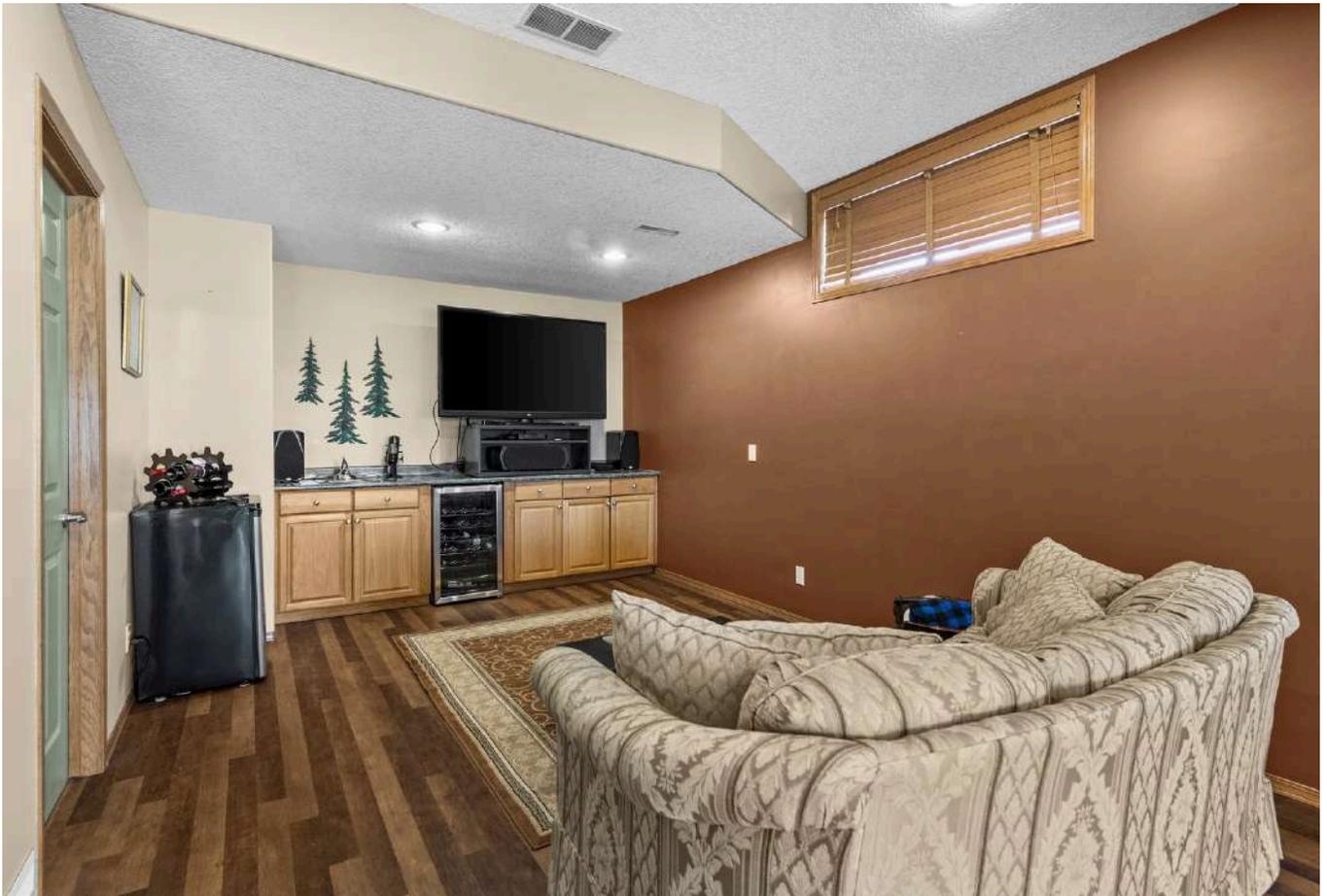










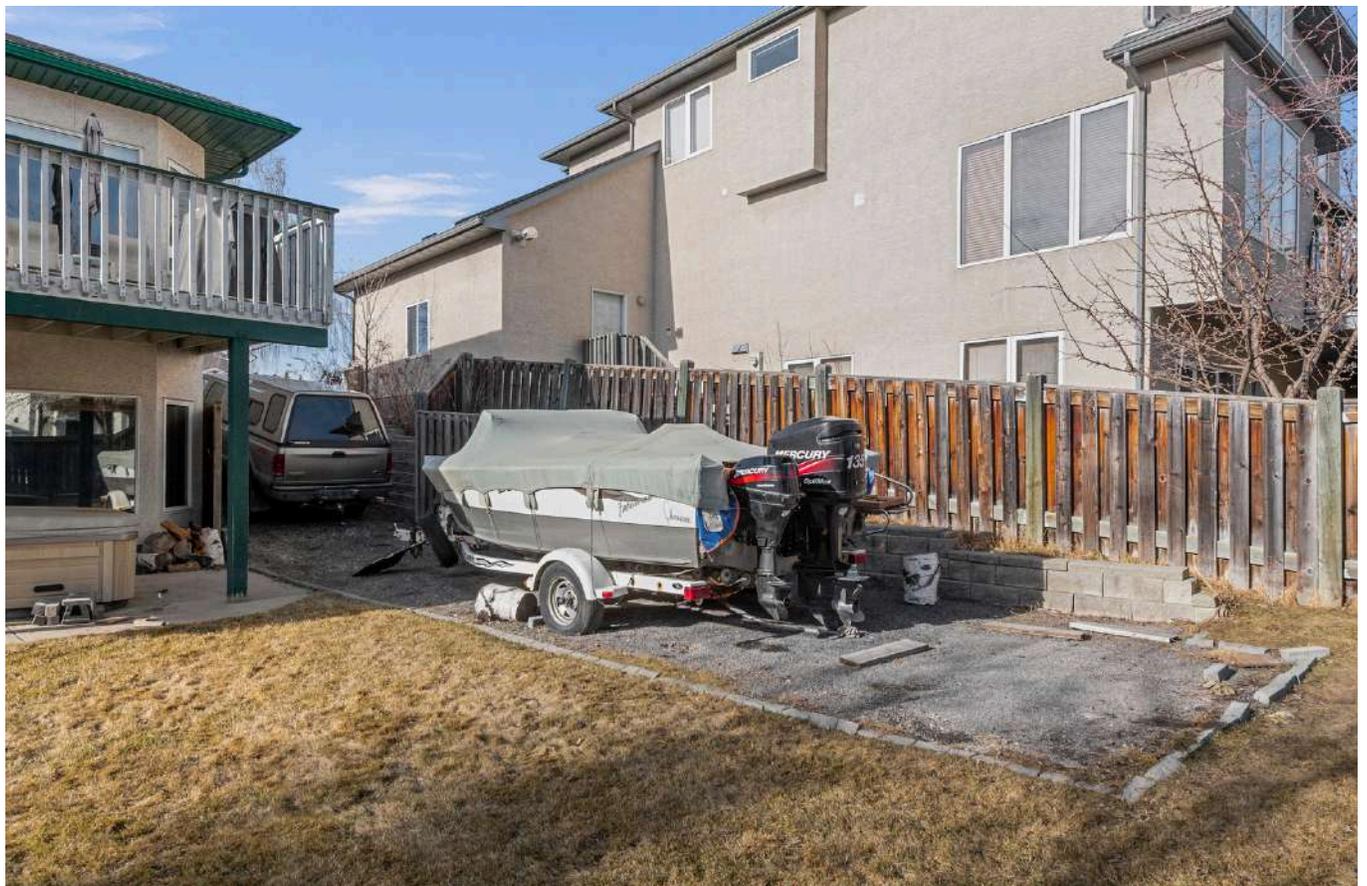












WELCOME TO

COCHRANE



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

THE COMMUNITY

Welcome to Cochrane

Today, Cochrane has a population of over 27,000 and continues to be a small town with a big heart. Located in the heart of Alberta cattle country and the Cowboy Trail, Cochrane is a recreation playground for families, adventure enthusiasts and those seeking rest and relaxation in a beautiful natural setting. Only 20 minutes from Calgary and less than an hour from Banff, with spectacular vistas of the rolling foothills and majestic Rocky Mountains, Cochrane combines a proud western heritage with all the modern conveniences required for a great vacation.



LINK:

Cochrane Official Website:

<https://www.cochrane.ca/>

Cochrane Tourism Website:

<http://www.cochrane-tourism.ca/>

THE COMMUNITY



PARKS

GLENBOW RANCH PROVINCIAL PARK

Hwy 1A between Cochrane and Calgary at Glenbow Road

BIG HILL SPRINGS PROVINCIAL PARK

North on Hwy 22, east 6 km on Hwy 567

HISTORIC COCHRANE RANCHE SITE

Junction of Hwys 1A and 22. Trails/ Picnic Tables/ Firepits/ Outdoor stage

THE COMMUNITY

PARKS

MITFORD PARK

201 West Rock Road

Pathways along the Bow River/ Ball Diamonds/ Soccer Field/ Skateboarding Park/ Washrooms. Mitford Pond at Mitford Park is stocked with trout in the summer.

Children 13 and under can take home a fish. Everyone else must catch and release. In winter, Mitford Pond is maintained for ice skating.

RIVERFRONT PARK

Paths along the Bow River, Disc Golf, Playground, Firepits, Birding, Boat Launch

LINK: PDF of parks, playgrounds and off leash areas.

<https://www.cochrane.ca/parks-recreation>



THE COCHRANE RANCHEHOUSE

101 RancheHouse Road

Cochrane, AB T4C 2K8

Phone: 403-851-2534

<https://cochraneranchehouse.ca/>

Ideal for weddings, corporate and community events, and more!



THE COMMUNITY

PARKS & REC

GOLF

THE LINKS OF GLENEAGLES

100 GlenEagles Drive
403-932-1100

www.gleneaglesgolf.com

COCHRANE GOLF CLUB

240 Riverview Drive
403-932-5103

<https://cochranegolfclub.ca/>

BREWSTER'S KANANASKIS RANCH GOLF COURSE

Ranch Road, Hwy 1X, Exshaw
403-673-2700

www.kananaskisranchgolf.com



RECREATION

SLS SPORTS CENTRE

800 Griffin Rd E . (403) 932-1635

<https://www.slscentre.com/>

FIRESIDE OF COCHRANE FITNESS CENTRE

800 Griffin Rd E, Cochrane, AB
(403) 851-0934

COCHRANE HEALTH & FITNESS CLUB

118 – 1 Avenue
(403) 932-4250

COCHRANE LANES - BOWLING

11-402 Railway St W . (403) 932-5280

<https://sites.google.com/view/cochrane-lanes/>

THE COMMUNITY

PARKS & REC

COCHRANE SWIMMING POOL

800 Griffin Road East

403-932-1635

<https://townpost.ca/events/cochrane/swimmingpool>



ZERO GRAVITY SKATEPARK - COCHRANE

at the intersection of Westrock Road and Highway 22 and is open year-round for bikes and skateboards.

SPORTS FIELDS AND TENNIS COURTS

The Town of Cochrane has eleven soccer pitches, eight ball diamonds and two tennis courts. You can call the facility status line at 403-851-2552 any time to get sports facility status

RODEO

The Cochrane Lions Rodeo Grounds plays a huge role in Cochrane's Labour Day Festivities by hosting the annual Labour Day Rodeo.

OUTDOOR RINK

The Tim Bannister Memorial outdoor rink in the East End is maintained by Town parks staff so it can be used all winter. The rink is kept accessible to hockey players and pleasure skaters of all ages by following one simple rule: hockey at one end and skating at the other.

THE COMMUNITY

RECREATION



COCHRANE PUBLIC LIBRARY

405 Railway Street West

403-932-4353

<http://www.cochranepubliclibrary.ca/>



COCHRANE MOVIE HOUSE

218 Fifth Ave, Cochrane

403-932-7672

<http://www.cochranemoviehouse.com/>



THE COMMUNITY

SHOPPING



1ST STREET SHOPPING

1st Street is the original main street in Cochrane where you can find quaint shops, restaurants and services such as MacKay's Ice Cream, Global Pet Foods Cochrane, The Heavenly Outhouse, Tony's Work and Western Wear, The Vintage Verandah, Kitchen Boutique, Poor David's, Spirit of Oneness/ Earth Rocks! and more...



POINTS WEST - SHOPPING PLAZA

120 Fifth Ave

Centrally located offering a mix of shops and services, including a movie theatre, Shoppers Drug Mart, grocery store, McDonalds, Starbucks, restaurants, banks, & more.



Shopping on Center Ave and

Quarry St is a newer area that offers all you need for shops, restaurants and services. Tenants include, Walmart, Canadian Tire, Dollarama, Tim Hortons, Lammles, Subway, Marks, Staples, Bulk Barn, Sport Chek and much more!



THE COMMUNITY

SHOPPING

GROCERY STORES

Walmart Supercentre - 15 Quarry St

Save-On-Foods - 65 Bow St

Mark's No Frills - 210 5th Ave W

Safeway Cochrane - 304 Fifth Ave

M&M Food Market - 31 Bow St



BEARSPAW FARMERS MARKET -

25240 Nagway Road

Starts 1st Sunday in June - End of Sept.

<https://bearspawlions.com/farmersmarket/>



SHOPPING CLOSE BY...

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants and much more.

CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, AB T4A 0G3

<https://www.crossironmills.com/en/>

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Only minutes away to all that Crowfoot has to offer, including a Cineplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

THE COMMUNITY

SERVICES

HOSPITALS

COCHRANE COMMUNITY HEALTH

OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000
(Switchboard)

Foothills Medical Centre

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

Alberta Children's Hospital

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

HEALTHLink Alberta provides information on diseases, treatments and wellness by telephone and can help you find appropriate health services and information 24 hours a day, seven days a week. Call toll-free: 866-408-5465 (LINK).

WALK-IN CLINIC

WALK-IN CLINIC AT WALMART

by Jack Nathan Health
15 Quarry St, Cochrane
(403) 932-2255
<http://jacknathanhealth.com/>

DENTIST

COCHRANE DENTAL CLINIC

3111 St E, Cochrane
(403) 932-5498
<http://www.cochranedentists.com/>

VETS

COCHRANE ANIMAL CLINIC LTD

236 River Ave
(403) 932-5875
<http://cochraneanimalclinic.com/>

BIG HILL VETERINARY SERVICE

Bay 3, 124 River Avenue
(403) 932-6160

ARROWHEAD VETERINARY CENTRE

118 2 Ave W, Cochrane
(403) 932-2370
<http://arrowheadvet.com/>

CALL 911 FOR ALL EMERGENCIES

POLICE

Royal Canadian Mounted Police (RCMP)

359 1 St E, Cochrane
Phone: (403) 851-8000

FIRE DEPARTMENT

Cochrane Station 151

20 Grande Blvd, Cochrane
(403) 851-2540

THE COMMUNITY

SCHOOLS Cochrane schools fall under Rocky View Schools and the Calgary Catholic School District. There is also an active home-schooling network, Cochrane Home Educators.

Rocky View Schools - <http://www.rockyview.ab.ca/>

Calgary Catholic School District - <https://www.ccsd.ab.ca/>

Home-schooling network - <http://www.cochranehomeeducators.com/>



ELEMENTARY SCHOOLS

Cochrane Christian Academy (K-8): 403-932-5177

École Elizabeth Barrett Elementary* (K-4): 403-932-3151

Fireside School (K-7): 403-945-402

Glenbow Elementary (K-5): 403-932-4922

Holy Spirit Catholic School** (K-6): 403-500, 2065

Mitford Middle School (K-8) 403-932-4457

École Notre-Dame des Vallées*** (K-8): 403-851-0244

RancheView School (K-7): 403-945-4136

MIDDLE SCHOOLS

Ecole Manachaban Middle School*(5-8): 403-932-2215

HIGH SCHOOLS

Bow Valley High School (9-12): 403-932-9005

Cochrane High School* (9-12): 403-932-2542

St. Timothy School** (7-12): 403-500-2106

LINK: <https://www.cochrane.ca/407/Schools>

COCHRANE

