

\$609,900 - 87 Quigley Drive, Cochrane

MLS® #A2261383

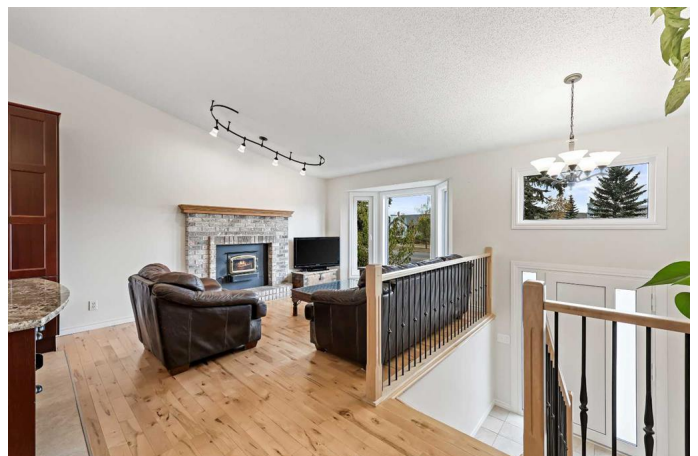
\$609,900

4 Bedroom, 3.00 Bathroom, 1,175 sqft

Residential on 0.12 Acres

West Valley, Cochrane, Alberta

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 youâ€™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.

Built in 1992

Essential Information

MLS® #	A2261383
Price	\$609,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	87 Quigley Drive
Subdivision	West Valley
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1L5

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Parking Pad, Drive Through, Heated Garage, Insulated, RV Access/Parking, Workshop in Garage

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 10

Zoning R-LD

Listing Details

Listing Office RE/MAX House of Real Estate

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