

\$749,900 - 22 West Pointe Manor, Cochrane

MLS® #A2255701

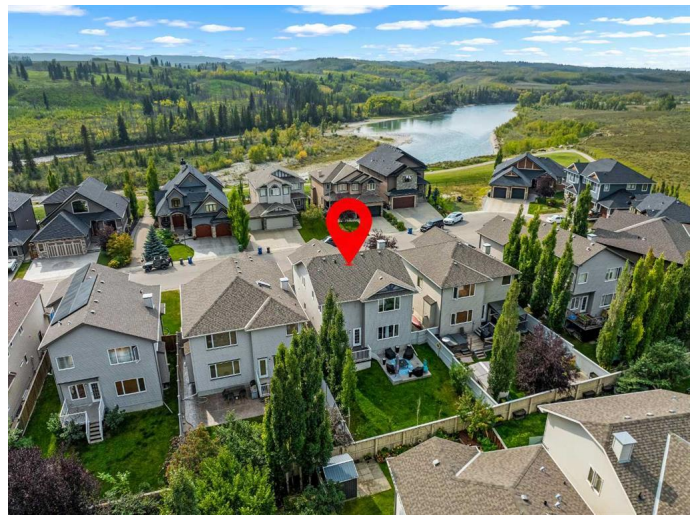
\$749,900

4 Bedroom, 3.00 Bathroom, 2,184 sqft

Residential on 0.11 Acres

West Pointe, Cochrane, Alberta

Welcome to 22 West Pointe Manor located in one of Cochrane's most sought-after river valley communities. This stunning 2-story residence offers tons of total living space and is located on a quiet culdsac with views of the River. Perfectly blending comfort, style, and functionality, it is situated just steps from the Bow River and some of Cochrane's finest pathway systems. This property provides a rare opportunity to enjoy the tranquility of nature while remaining close to schools and all the amenities Cochrane has to offer. Inside you'll find a bright, open-concept floor plan - a front flex room welcomes you and can accommodate an office, music room or even an additional sitting area. Stepping further in, you are greeted with a large kitchen, family room and dining area. Large windows that flood the space with natural light are stretched across the back of the house overlooking the treed backyard. The modern kitchen is a chef's dream boasting stainless steel appliances, a large island with quartz countertops, generous cabinetry and a walk-thru pantry. The adjacent dining area opens onto a private deck and patio area, perfect for outdoor entertaining or quiet evenings overlooking your landscaped backyard. Upstairs, you'll discover 3 generous bedrooms, including a beautiful primary suite with a walk-in closet and a spa-inspired ensuite featuring a deep soaker tub, dual vanities and a separate shower. A bright and versatile vaulted bonus room offers



additional space and a convenience factor for your family's needs. The fully finished basement adds even more living space, ideal for a home gym, recreation area, guest quarters, or future rental potential. With high ceilings and quality craftsmanship throughout, this lower level is as welcoming and comfortable as the rest of the home. Book your showing today to view this home in this amazing community.

Built in 2009

Essential Information

MLS® #	A2255701
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 West Pointe Manor
Subdivision	West Pointe
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0C1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Bathroom Rough-in, Vaulted Ceiling(s)
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Cul-De-Sac, Landscaped, Lawn, Level, Rectangular Lot, Views, Creek/River/Stream/Pond
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025
Days on Market 11
Zoning R-LD

Listing Details

Listing Office RE/MAX First

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.