

# **\$559,000 - 48 Glendale Way, Cochrane**

MLS® #A2229950

**\$559,000**

3 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.17 Acres

Glenbow, Cochrane, Alberta

This one will move quickly! Single Family Home with DOUBLE DETACHED GARAGE in the Glenbow area of Cochrane. 881sf above grade with 1533sf of total finished space. Bright, SOUTH FACING living room, letting in natural light from dawn to dusk. Living room open to kitchen, with stainless steel appliances and BRAND NEW fridge being delivered June 11th.

On the main floor find two generous sized bedrooms with built in closets in addition to a four piece bathroom. This BI-LEVEL home will make an ideal space for the right family. FRESH PAINT top to bottom with NEW VINYL PLANK flooring in the basement and lower stairs plus new ceiling surface throughout. Through the backdoor find your MASSIVE deck complete with raised planter boxes. Like to tinker and want a warm place to do it all winter long? Look no further than the LARGE double garage featuring a framed and heated separate room for all the hobbyists out there. Backyard is complete with FIREPIT and entertainment area plus your own garden shed. Walking access to local schools like Glenbow Elementary School and Mitford School plus access to downtown, shopping, restaurants and entertainment. Opportunities like this do not come along often, book your showing today.

Built in 1977

## **Essential Information**



MLS® #	A2229950
Price	\$559,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	48 Glendale Way
Subdivision	Glenbow
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1H9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Driveway, Workshop in Garage, Front Drive
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Oven, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private

Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	7
Zoning	R-LD

### **Listing Details**

Listing Office	2% Realty
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