



THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #1417, Cochrane T4C 0S7

MLS® #: **A2124756**

Area: **Glenbow**

Listing Date: **04/20/24**

List Price: **\$325,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2013**
Lot Information
Lot Sz Ar: **769 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **773**
Low Sqft:
Ttl Sqft: **773**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Mixed,Wood Frame
Flooring:
Carpet,Ceramic Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`10" x 9`4"
Living Room	Main	13`3" x 14`10"
Kitchen	Main	8`7" x 8`2"
4pc Bathroom	Main	4`11" x 7`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`9" x 10`2"
Laundry	Main	6`2" x 5`4"
4pc Ensuite bath	Main	4`11" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$397

Title:
Fee Simple

Zoning:
R-HD

Legal Desc:

1312962

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to the very desirable Glenbow Landing. In the heart of Cochrane, with all major amenities, within walking distance. This unit has stainless steel appliances, and in suite laundry room with a full-size washer/dryer. Open concept Living Area, with a Granite Breakfast Bar, and enough room in the dining area to have a dining table. Balcony off the Living Room where you can enjoy the Extensive Mountainviews, or watch a baseball game in the summer! This unit has 2 bedrooms with the master housing an ensuite. Great central location, within walking distance to shop or take in Cochrane's extensive pathways. Original owner, of this unit. Call your favourite realtor for a viewing!!

Inclusions:

Cupboard in Laundry Room

Property Listed By:

First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





