



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 GLENHILL Drive, Cochrane T4C 1H1**

MLS® #: **A2141799**      Area: **Glenbow**      Listing Date: **06/21/24**      List Price: **\$615,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **-\$35k, 22-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1983**  
Lot Information  
 Lot Sz Ar: **5,200 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,823**  
 Low Sqft:  
 Ttl Sqft: **1,823**

DOM

**9**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **5 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Lawn,Garden,No Neighbours Behind,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**  
 Sewer:  
 Ext Feat: **Dog Run,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,Chandelier,Laminate Counters,No Smoking Home,Walk-In Closet(s),Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 9`1"	Bedroom	Main	11`2" x 12`6"
Breakfast Nook	Main	7`10" x 14`11"	Dining Room	Main	14`6" x 9`7"
4pc Ensuite bath	Second	8`10" x 4`11"	Bedroom - Primary	Second	13`8" x 12`0"
Family Room	Main	19`2" x 11`10"	Kitchen	Main	8`1" x 12`1"
Living Room	Main	14`5" x 15`6"	4pc Bathroom	Second	8`10" x 4`11"

Bedroom  
Bedroom  
Great Room  
Exercise Room

Second  
Basement  
Basement  
Basement

10`2" x 10`10"  
12`8" x 8`0"  
16`1" x 28`6"  
7`5" x 12`9"

Bedroom  
Office  
Storage  
Furnace/Utility Room

Second  
Basement  
Basement  
Basement

9`6" x 12`9"  
11`7" x 7`11"  
12`2" x 12`8"  
8`11" x 11`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910598**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**Nestled against a breathtaking nature reserve, this stunning 5-bedroom, 3-bathroom residence offers over 2700 square feet of luxurious living space designed for comfort and style. Imagine waking up every morning to the serene views of the expansive, lush backyard—your own private oasis! Step inside to discover a spacious & welcoming living area perfect for entertaining or unwinding after a long day open to the elegant dining room ideal for hosting family gatherings and dinner parties. The heart of the home, a well-appointed kitchen with a cozy breakfast nook, invites you to enjoy morning coffee while taking in the tranquil surroundings. The family room features a charming wood fireplace, creating a warm and inviting atmosphere during the cooler months. For car enthusiasts or those in need of extra storage, the attached oversized double garage with high ceilings provides ample space for all your needs. The lower level boasts a large rec room with potential for almost anything you desire. Additionally, find three additional rooms offering versatility for use as storage or non-egress bedrooms, along with a rough-in for an extra bathroom, making future expansion a breeze. Located in the picturesque town of Cochrane, this home combines the best of both worlds—proximity to modern amenities and the beauty of nature at your doorstep. Experience the perfect blend of luxury, comfort, and tranquility in this exceptional property. Don't miss the opportunity to make this dream home yours. Schedule a viewing today and start living the life you've always imagined!**

Inclusions:  
Property Listed By:

**n/a**  
**RE/MAX First**

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













