



THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #2408, Cochrane T4C 0S8

MLS® #: **A2142146**

Area: **Glenbow**

Listing Date: **07/08/24**

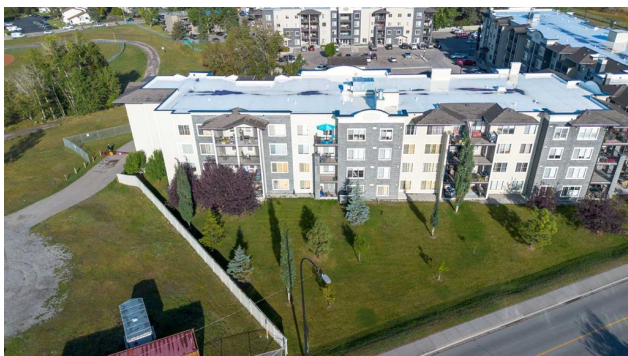
List Price: **\$341,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$3k, 24-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Cochrane**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **965**
Low Sqft:
Ttl Sqft: **965**

DOM

70

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony,Uncovered Courtyard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`8"	4pc Ensuite bath	Main	7`11" x 4`11"
Balcony	Main	5`6" x 10`4"	Bedroom	Main	9`1" x 8`4"
Bedroom	Main	9`1" x 9`10"	Dining Room	Main	9`8" x 11`11"
Foyer	Main	8`0" x 3`10"	Kitchen	Main	7`7" x 8`0"
Laundry	Main	4`11" x 9`9"	Living Room	Main	9`3" x 15`11"
Bedroom - Primary	Main	14`7" x 13`11"			

Legal/Tax/Financial

Condo Fee:
\$512

Title:
Fee Simple
Fee Freq:

Zoning:
R-HD

Monthly

Legal Desc: **1410121**

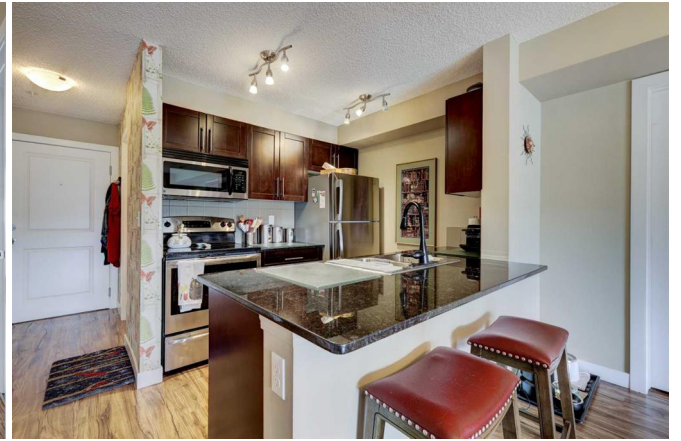
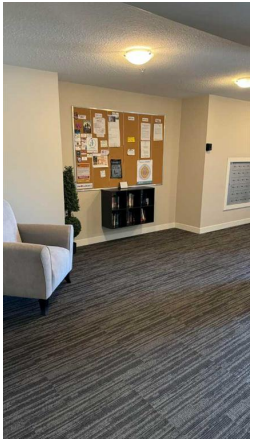
Remarks

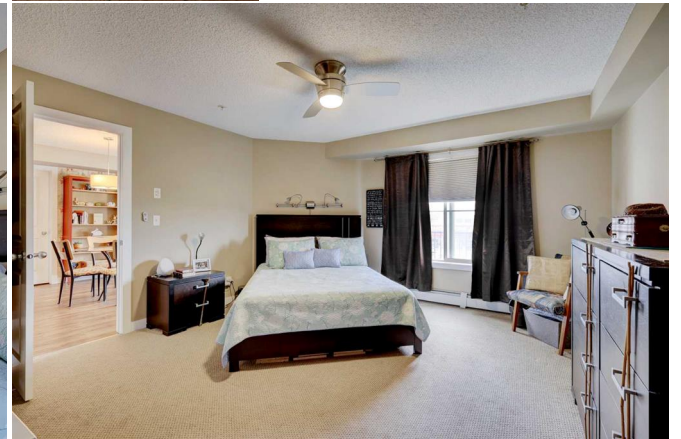
Pub Rmks: **Your search is over, its time to make an offer and call this your new home because this downtown location has everything you have been looking for, parks, schools, shopping all within walking distance. Of course, you still may need your car to get to work, school or the mountains, so the quick connection to Hwy 1 is great, but even better, you have 2 parking stalls and the titled one underground, has over 5 extra feet of storage space. Your penthouse unit offers you amazing sunrise mornings as you sip your coffee on your balcony and watch the mist clear off the south hill and the mountains reveal themselves. The 3 bedrooms are an added bonus and a huge primary suite allows you plenty of space for just the adults. This well cared for home has newer carpets, newer Luxury Vinyl Plank flooring, a new fridge (January), a brand new dishwasher (in July) and UPGRADED CALIFORNIA CLOSETS throughout, allowing for great storage and organization (and the closets can be reconfigured if you would like a new design). Granite counters in the kitchen and bathrooms, extra storage in your laundry room and an air conditioner (portable) for those super warm days remains with property. The balcony even has a screen door. This complex has been professionally managed by Astoria Property Management for some time and the complex has a hands-on Board of Directors who work diligently for the property owners. Experience the ease of downtown living as you can walk or bike to most of the community. In a matter of minutes, you can be at one of the many downtown restaurants, medical facilities, shopping, and recreational opportunities. Cochrane is abundant with pathways, natural spaces and experiences just a short drive from town to the east with Calgary and everything the city has to offer or to the west with the rocky mountains.**

Inclusions: **N/A**
Property Listed By: **Century 21 PowerRealty.ca**

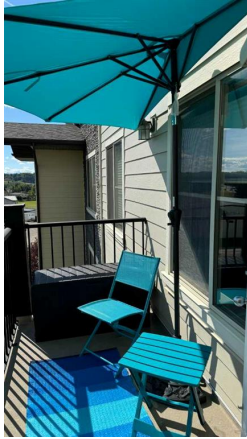
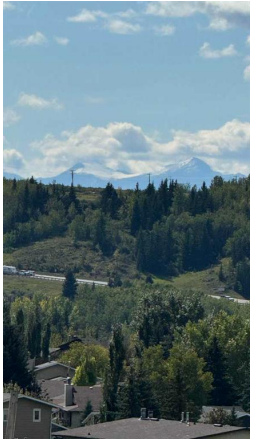
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





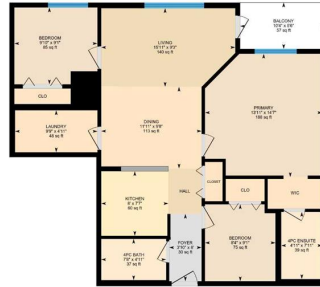






2408-625 Glenbow Dr, Cochrane, AB

Main Floor Interior Area 955.16 sq ft



PREPARED: 2024/05/20



White regions are excluded from total floor area in GAUGE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



