

11 GLENBROOK Place, Cochrane T4C 1E7

MLS®#:	A2146532	Area:	Glenbow	Listing Date:	07/03/24	List Price: \$699,999
Status:	Active	County:	Rocky View County		-\$38k, 11-Oct	Association: Fort McMurray



eral Information				DOM				
Туре:	Residential			171				
Туре:	Detached			<u>Layout</u>				
Town:	Cochrane	Finished Floor Area		Beds:	3 (3)			
Built:	1979	Abv Sqft:	1,100	Baths:	2.5 (2 1)			
<u>nformation</u>		Low Sqft:		Style:	4 Level Split			
Sz Ar:	5,000 sqft	Ttl Sqft:	1,100					
Shape:				Parking				
				Ttl Park:	8			
				Garage Sz:	2			
ess:				Galage 52.	2			
eat:	Back Vard Cul D	o Sac Dag Bun Fang	d In Front Yord Con	tla Claning Na Naighbau				
eat.	Back Yard,Cul-De-Sac,Dog Run Fenced In,Front Yard,Gentle Sloping,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Pie Shaped							
	•		s,Street Lighting,Un	aerground Sprinklers,Pi	e Snaped			
	Lot,Private,Secluded,Treed							
Feat:	Double Garage Detached,RV Access/Parking,RV Gated							

Utilities and Features

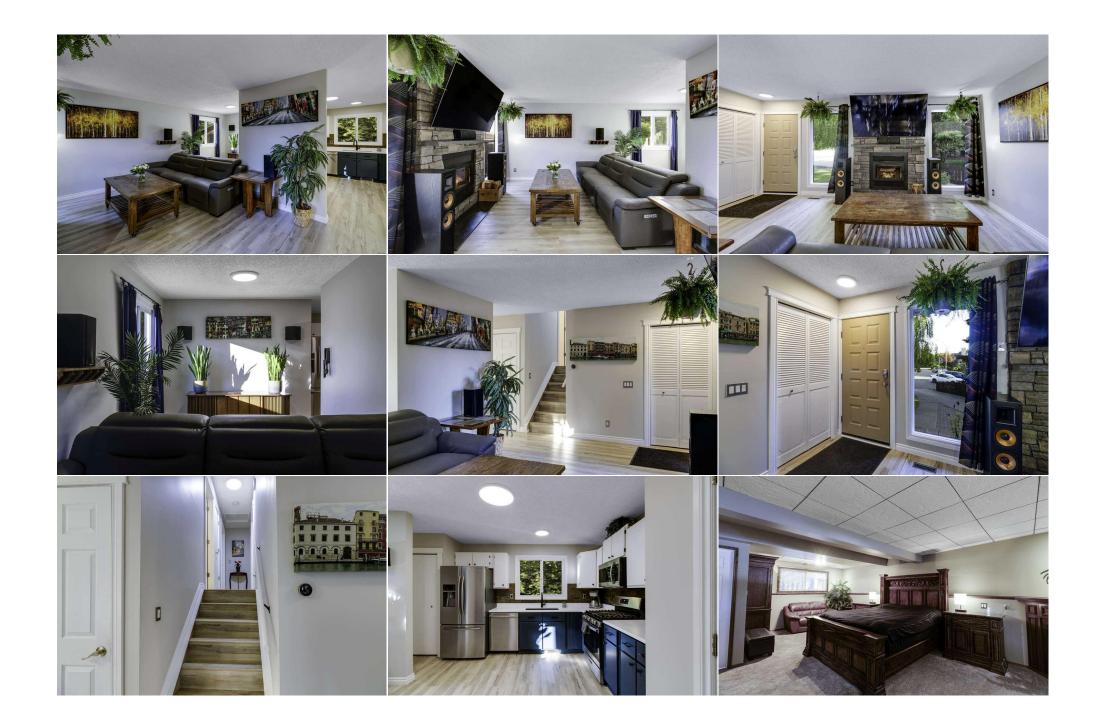
Roof:	Asphalt Shingle		Construction:						
Heating:	Central,Fireplace(s),Natural Gas,Woo	d,Wood	Concrete,Wood Frame,	Concrete,Wood Frame,Wood Siding Flooring:					
-	Stove		Flooring:						
Sewer:			Carpet, Vinyl						
Ext Feat:	Awning(s),Barbecue,Dog Run,Fire Pit	,Garden,Gas	Water Source:						
	Grill, Private Yard, Rain Gutters, Stora	ge	Fnd/Bsmt:	Fnd/Bsmt:					
			Poured Concrete						
Kitchen Appl: Dryer,ENERGY STAR Qualified Dishwasher,E Softener			Qualified Washer,Freezer,Garage	e Control(s),Garburator,Gas Ov	en,Gas Range,Microwave,Stove(s),Water				
Int Feat: Utilities:	Built-in Features,Cer	Built-in Features, Central Vacuum, Pantry, Recreation Facilities, Smart Home, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound							
oundes.									
otinities.			Room Information						
Room	Level	Dimensions	Room Information	Level	Dimensions				
		Dimensions 8`8" x 4`10"		<u>Level</u> Main	<u>Dimensions</u> 9`4" x 8`6"				
Room			Room						
<u>Room</u> Breakfast No	ook Main Main	8`8" x 4`10"	<u>Room</u> Dining Room	Main	9`4" x 8`6"				
Room Breakfast No Kitchen	ook Main Main	8`8" x 4`10" 11`3" x 8`11"	Room Dining Room Living Room	Main Main	9`4" x 8`6" 18`10" x 11`5"				
Room Breakfast No Kitchen 2pc Ensuite	ook Main Main bath Second Second	8`8" x 4`10" 11`3" x 8`11" 7`4" x 4`10"	Room Dining Room Living Room 4pc Bathroom	Main Main Second	9`4" x 8`6" 18`10" x 11`5" 5`5" x 8`2"				

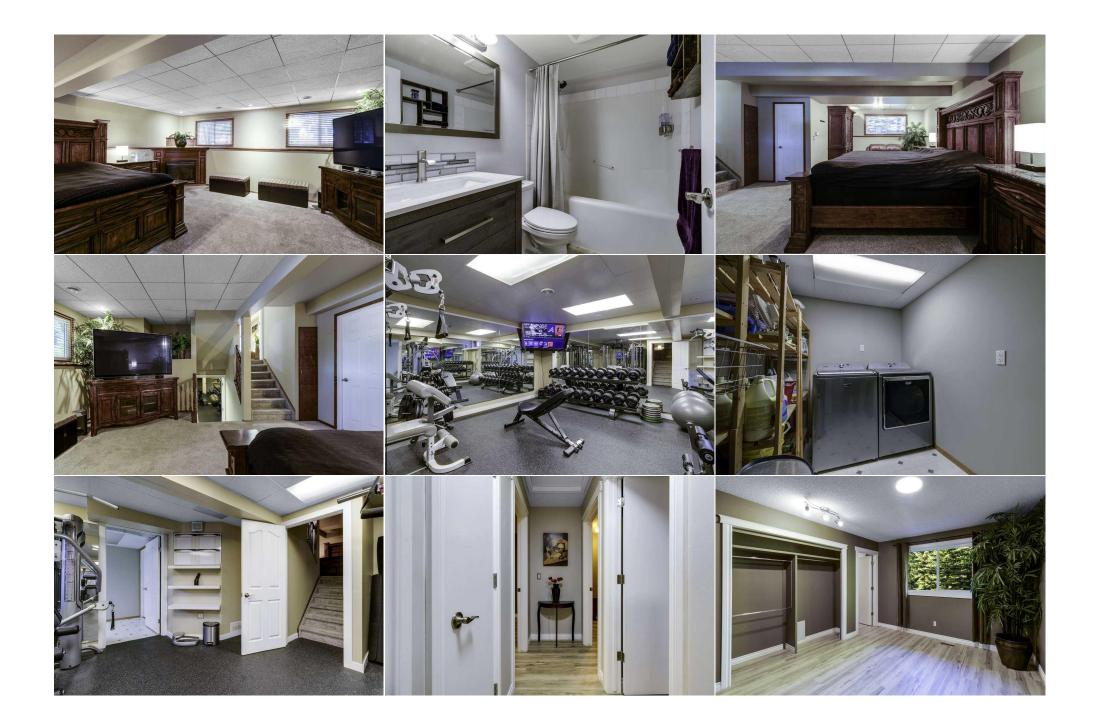
Laundry	Basement	12`0" x 6`11"	Furnace/Utility Room Legal/Tax/Financial	Basement	7`1" x 12`10"			
Title: Fee Simple		Zoning: RS-1						
Legal Desc:	7811088	K3-1						
			Remarks					
Pub Rmks: Inclusions: Property Listed By:	For more information, please click on Brochure button below. Stunning Home located on a cul-de-sac in the highly desirable Glenbow neighborhood of Cochrane, this beautiful home offers a serene, community-focused lifestyle. An oversized, heated, and insulated double garage provides ample space for vehicles and storage, perfect for the colder months. The property includes a large Private RV parking area, making it ideal for outdoor enthusiasts and travelers. Enjoy cozy evenings with a professionally installed modern wood stove featuring a large glass viewing area, combining warmth and ambiance. A fully wired home theater system integrated into an audio-visual closet provides an exceptional entertainment experience. This fully fenced very private backyard features an irrigation system and over 10 mature trees, each over 50 feet tall, creating a majestic & tranquil outdoor space. Equipped with a Nest thermostat & smoke detector, and a security system that all report to your phone, the home offers modern conveniences and enhanced safety. Experience the perfect blend of luxury, comfort, and convenience in this stunning Cochrane home. With its prime location and numerous amenities, this property is a rare find. Fully Furnished Easy List Realty							

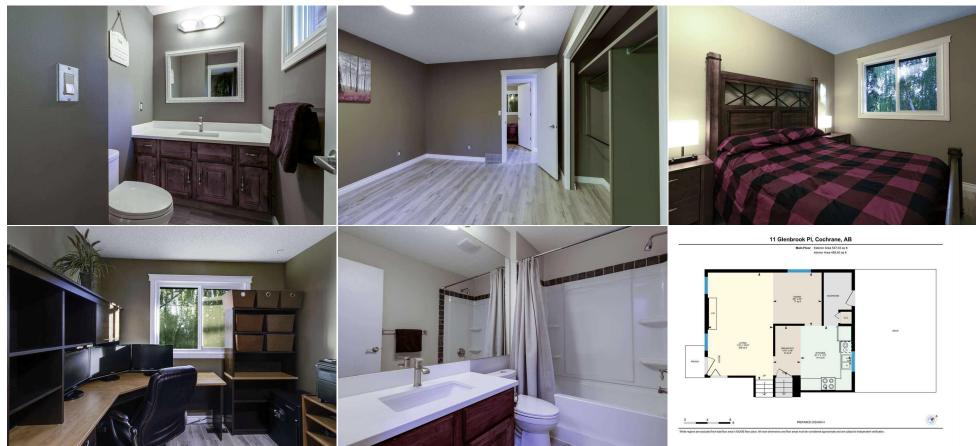
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















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