THE A-TEAM RE/MAX FIRST

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**	Change:	**-$38k, 11-Oct**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Cochrane**
Year Built:	**1979**

Lot Information

Lot Sz Ar:	**5,000 sqft**
Lot Shape:	
Access:	
Lot Feat:	**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 Lot,Private,Secluded,Treed**
Park Feat:	**Double Garage Detached,RV Access/Parking,RV Gated**

Finished Floor Area

Abv Sqft:	**1,100**
Low Sqft:	
Ttl Sqft:	**1,100**

DOM

141

Layout

Beds:	**3 (3)**
Baths:	**2.5 (2 1)**
Style:	**4 Level Split**

Parking

Ttl Park:	**8**
Garage Sz:	**2**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Central,Fireplace(s),Natural Gas,Wood,Wood Stove**
Sewer:	
Ext Feat:	**Awning(s),Barbecue,Dog Run,Fire Pit,Garden,Gas Grill,Private Yard,Rain Gutters,Storage**
Construction:	**Concrete,Wood Frame,Wood Siding**
Flooring:	**Carpet,Vinyl**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**
Kitchen Appl:	**Dryer,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Washer,Freezer,Garage Control(s),Garburator,Gas Oven,Gas Range,Microwave,Stove(s),Water Softener**
Int Feat:	**Built-in Features,Central Vacuum,Pantry,Recreation Facilities,Smart Home,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Wired for Sound**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	**Main**	**8`8" x 4`10"**	**Dining Room**	**Main**	**9`4" x 8`6"**
Kitchen	**Main**	**11`3" x 8`11"**	**Living Room**	**Main**	**18`10" x 11`5"**
2pc Ensuite bath	**Second**	**7`4" x 4`10"**	**4pc Bathroom**	**Second**	**5`5" x 8`2"**
Bedroom	**Second**	**9`2" x 10`0"**	**Bedroom**	**Second**	**9`1" x 11`1"**
Bedroom - Primary	**Second**	**10`11" x 13`6"**	**4pc Bathroom**	**Basement**	**5`1" x 7`9"**
Family Room	**Basement**	**18`5" x 24`3"**	**Exercise Room**	**Basement**	**19`11" x 16`9"**

Laundry	**Basement**	**12`0" x 6`11"**	**Furnace/Utility Room**	**Basement**	**7`1" x 12`10"**

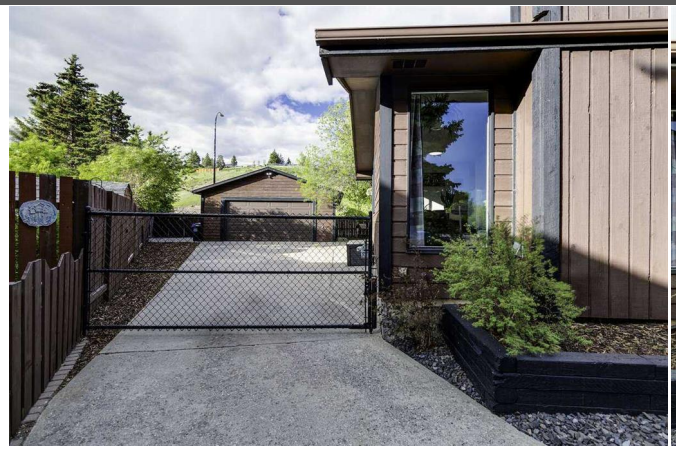
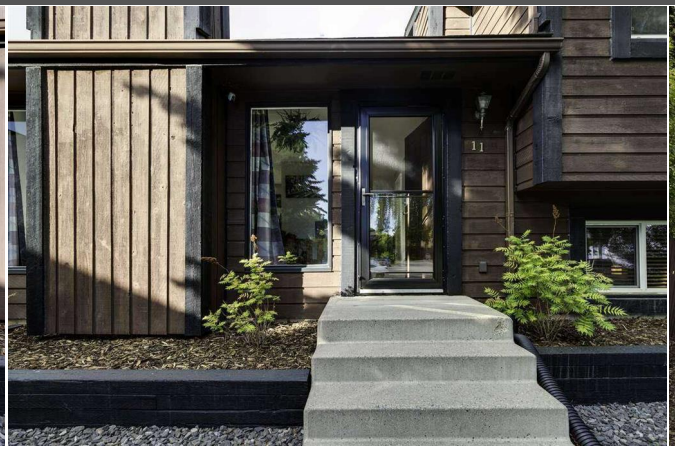
Legal/Tax/Financial

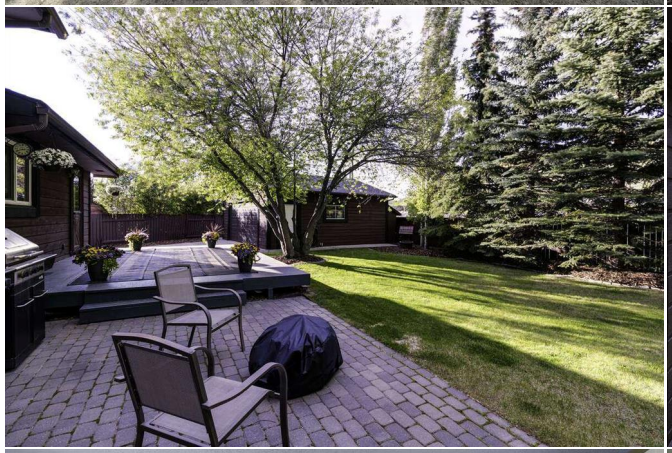
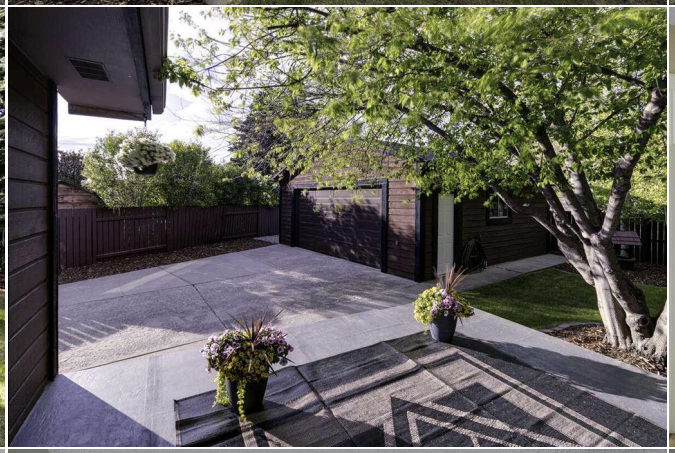
Title:	Zoning:
Fee Simple	**RS-1**
Legal Desc:	**7811088**

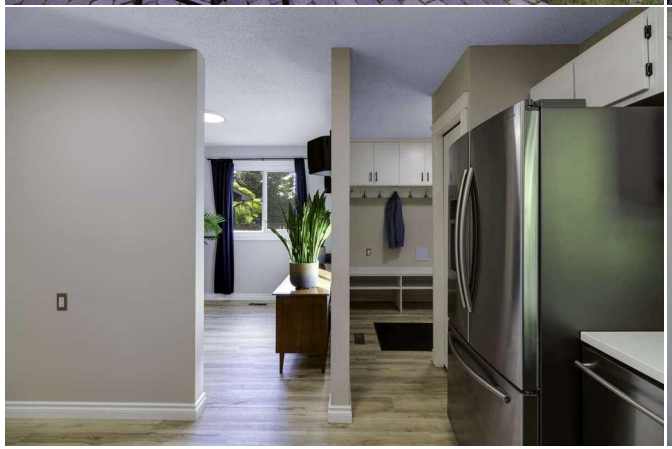
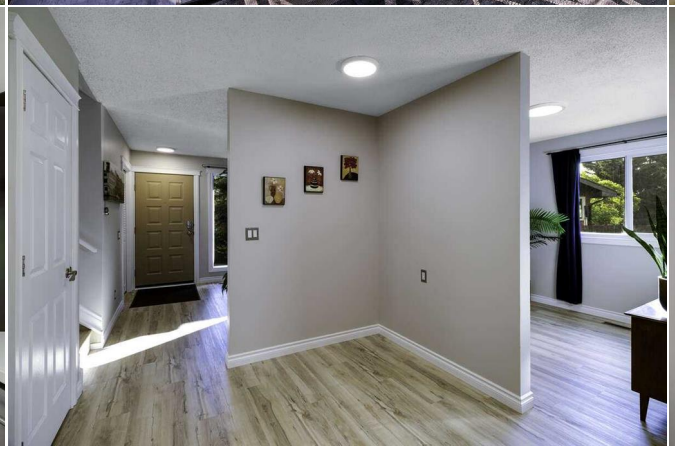
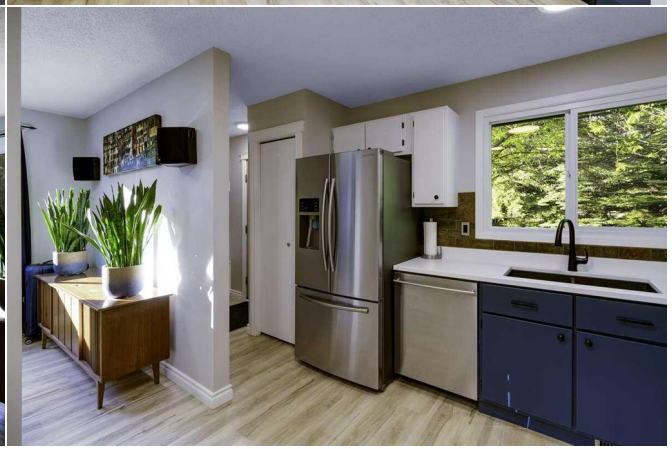
Remarks

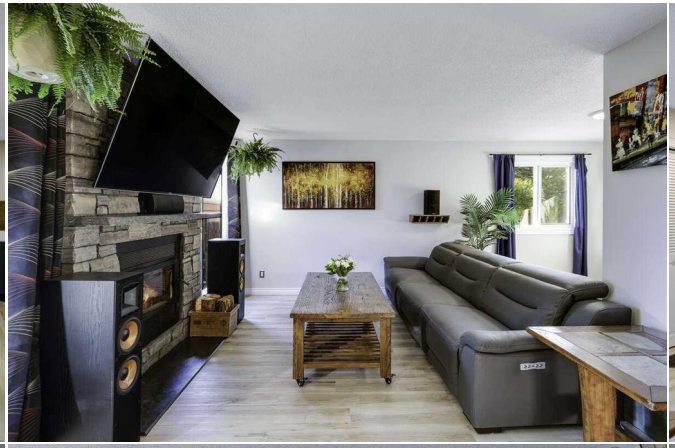
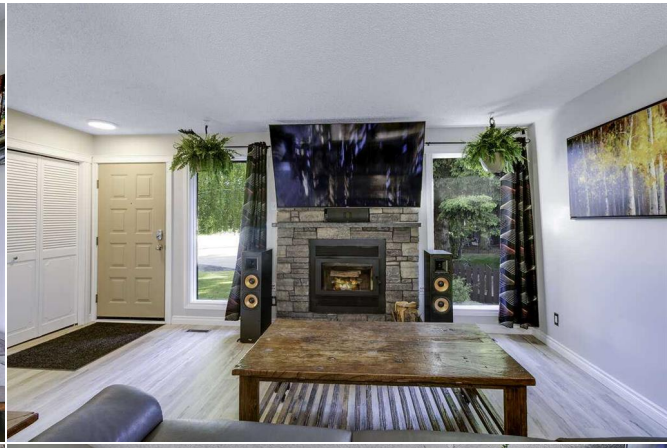
Pub Rmks:	**For more information, please click on Brochure button below. Stunning Home located on a cul-de-sac in the highly desirable Glenbow neighborhood of Cochrane, this beautiful home offers a serene, community-focused lifestyle. An oversized, heated, and insulated double garage provides ample space 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.**
Inclusions:	**Fully Furnished**
Property Listed By:	**Easy List Realty**

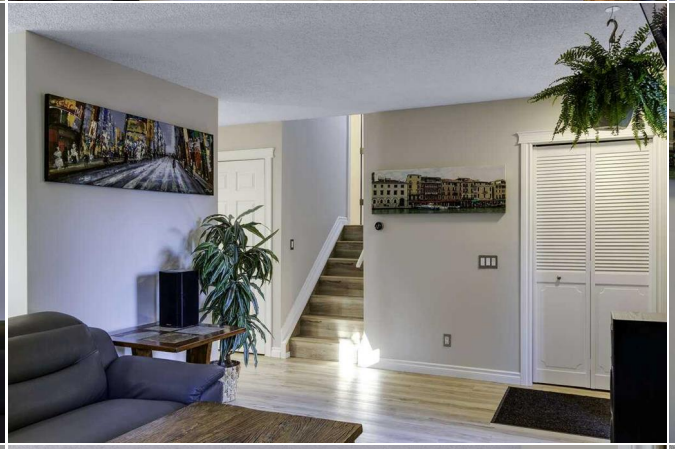
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

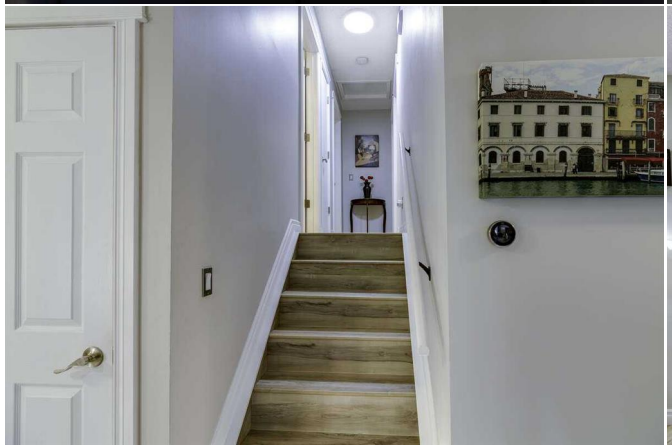
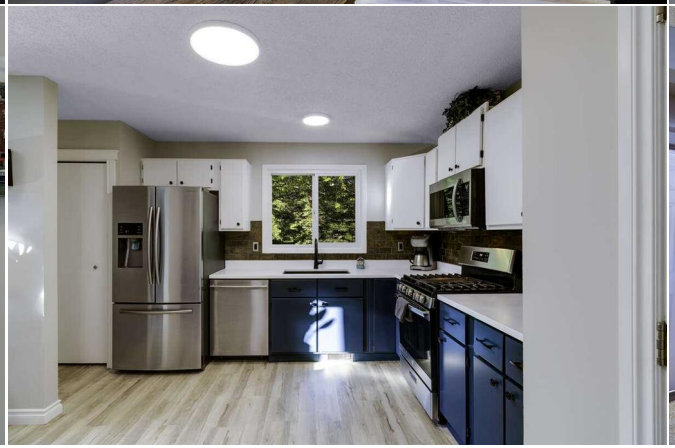
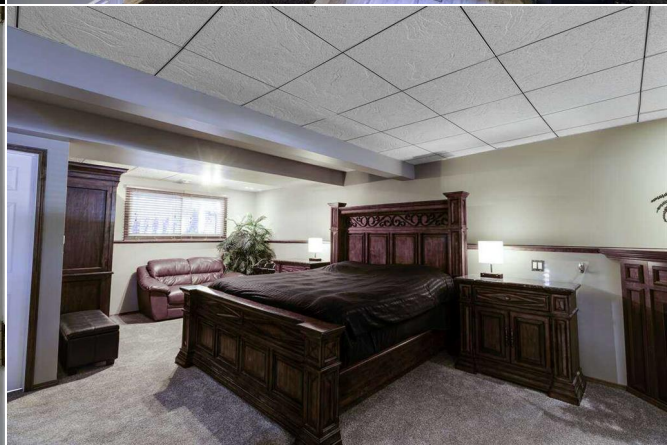



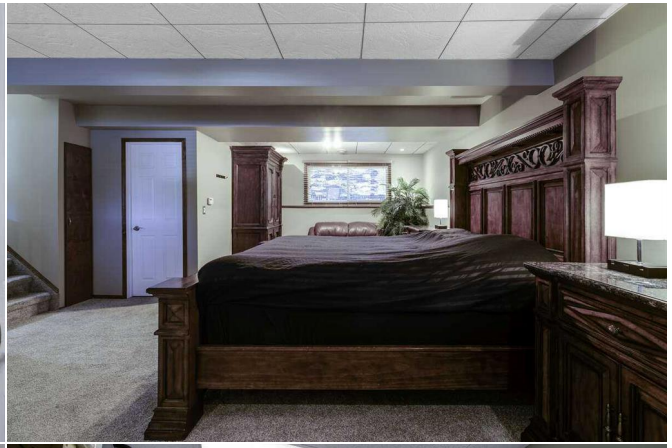
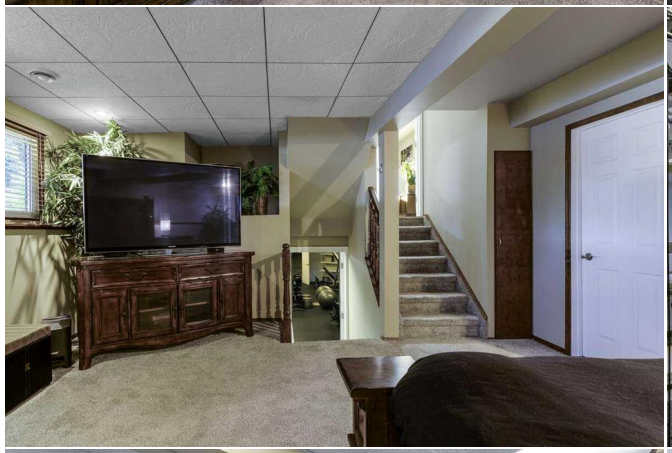



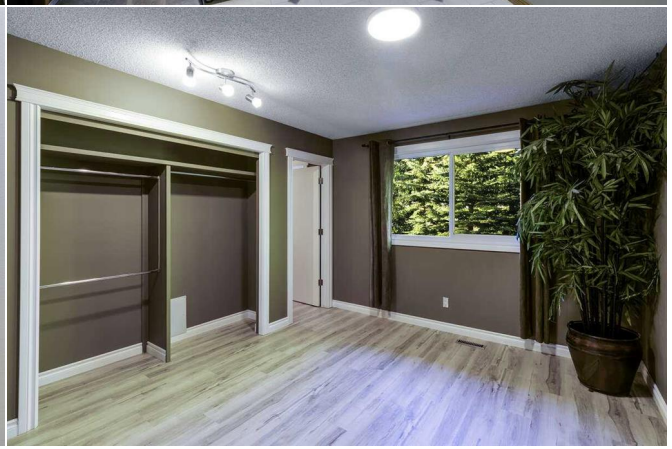




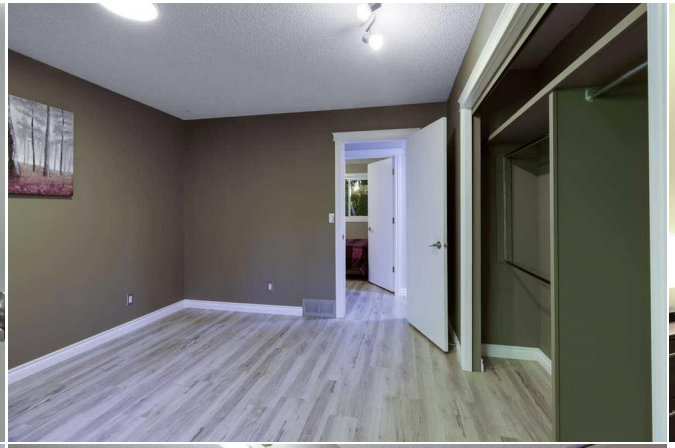



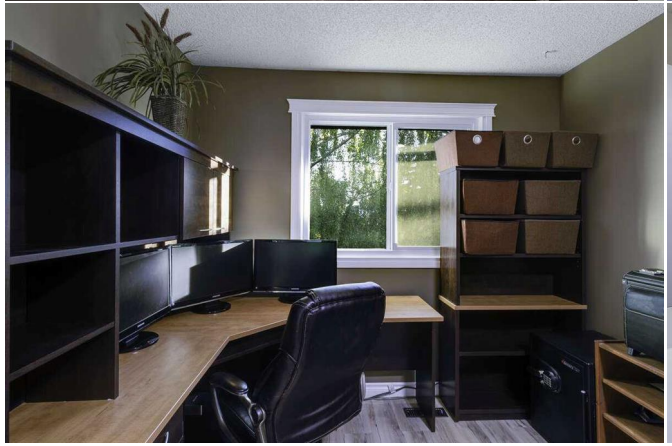








11 Glenbrook Pl, Cochrane, AB

Main Floor Exterior Area 537.33 sq ft
Interior Area 499.40 sq ft

0 4 8 ft

PREPARED: 2024/06/14

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Glenbrook Pl, Cochrane, AB

2nd Floor Exterior Area 562.87 sq ft
Interior Area 510.18 sq ft

0 2 4 ft

PREPARED: 2024/06/14

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11 Glenbrook Pl, Cochrane, AB

Basement 1 Floor (Below Grade) Exterior Area 470.89 sq ft
Interior Area 434.52 sq ft

0 2 4 ft

PREPARED: 2024/06/14

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11 Glenbrook Pl, Cochrane, AB

Basement 2 Gym (Below Grade) Exterior Area 538.47 sq ft
Interior Area 497.90 sq ft

0 2 4 ft

PREPARED: 2024/06/14

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.