



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:

Finished Floor Area
 Abv Sqft: **1,100**
 Low Sqft:
 Ttl Sqft: **1,100**

DOM

171
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame,Wood Siding**
 Heating: **Central,Fireplace(s),Natural Gas,Wood,Wood Stove**
 Sewer: **Awning(s),Barbecue,Dog Run,Fire Pit,Garden,Gas Grill,Private Yard,Rain Gutters,Storage**
 Ext Feat: **Awning(s),Barbecue,Dog Run,Fire Pit,Garden,Gas Grill,Private Yard,Rain Gutters,Storage**
 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: **Fee Simple**
 Legal Desc: **7811088**

Zoning: **RS-1**

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









