



THE
A-TEAM

**RE/MAX
FIRST**

56 GLENWOOD Place, Cochrane T4C 1H3

MLS®#: **A2156353**

Area: **Glenbow**

Listing Date: **08/21/24**

List Price: **\$725,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1979**
Lot Information
Lot Sz Ar: **7,062 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,725**
Low Sqft:
Ttl Sqft: **1,725**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Irregular Lot,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Cedar,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 12`0"
Dining Room	Main	12`6" x 9`6"
Bedroom - Primary	Upper	11`10" x 11`5"
Bedroom	Upper	11`6" x 10`10"
4pc Bathroom	Upper	7`11" x 6`5"
3pc Bathroom	Lower	8`2" x 5`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`5" x 13`8"
Foyer	Main	6`10" x 5`8"
3pc Ensuite bath	Upper	7`10" x 4`10"
Bedroom	Upper	11`6" x 8`5"
Family Room	Lower	19`0" x 15`0"
Mud Room	Lower	8`7" x 4`8"

**Laundry
Bedroom
Furnace/Utility Room**

**Lower
Basement
Basement**

**11`8" x 9`0"
11`3" x 8`6"
22`0" x 12`0"**

**Game Room
Office
Storage**

**Basement
Basement
Basement**

**21`0" x 13`0"
11`3" x 8`10"
20`0" x 16`0"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7711174

Zoning:
R-LD

Remarks

Pub Rmks:

Located on a quiet street on a huge corner lot this 4 level split with 4 total bedrooms and 3 full bathrooms is loaded with features & upgrades including vinyl windows, "50 year" roof shingles, skylites and 24'x24' heated and insulated garage. The open main floor showcases living room overlooking the cul-de-sac, kitchen with skylites and dining area with access to the screened maintenance free sundeck. Upper level has 3 spacious bedrooms and a 4pc bathroom with the primary bedroom offering a full 3 piece ensuite. Lower level features family room with wood fireplace, another full bathroom and huge laundry/mud room with access to the backyard and garage, perfect for busy families. Basement has recreational room, den, 4th bedroom and cold room, storage room and utility/furnace area with plenty of additional storage. Outside showcases a stone patio/walkway, established yard/garden and oversized insulated 24'x24' double detached garage backing onto the alley. Some notable upgrades over the years repainted cedar siding, cladding on windows, furnace, hot water tank, HRV unit and professional landscaping. This perfect family house is close to schools, bow river, shopping, and all other amenities. Click on media for video tour or book a private showing today to truly appreciate this property!

Inclusions:
Property Listed By:

**Shed, Attached shelves in garage
RE/MAX Real Estate (Mountain View)**

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