



THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #3206, Cochrane T4C 1E8

MLS® #: **A2159579**

Area: **Downtown**

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

List Price: **\$330,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

Lot Information

Lot Sz Ar: **848 sqft**
Lot Shape:

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Access:

Lot Feat:
Park Feat: **Titled,Underground**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`4" x 3`10"
Living Room	Main	11`9" x 11`3"
Bedroom - Primary	Main	10`5" x 9`10"
Laundry	Main	8`0" x 3`7"
4pc Bathroom	Main	4`11" x 7`1"

Room	Level	Dimensions
Kitchen	Main	9`2" x 7`11"
Flex Space	Main	11`2" x 8`11"
Bedroom	Main	11`10" x 10`8"
3pc Ensuite bath	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$458

Fee Simple

R-HD

Fee Freq:

Monthly

Legal Desc: 1513038

Remarks

Pub Rmks: **This downtown 2 bedroom apartment is well maintained with great access to downtown and quick access to main roadways. The kitchen presents very well with granite counter tops, stainless appliances and breakfast bar. The flex room is next to the kitchen providing ample room for a home office or dining room. The kitchen and living looks fantastic with new vinyl flooring. The laundry room has staked washer and dryer. The apartment has ample storage with additional storage space in the laundry room and a very good sized pantry. The main 4 piece bathroom is right next to the large 2nd bedroom affording family members or guests some additional privacy. The primary bedroom has a walkthrough closet with lots of space and a 3 piece bathroom with a walk-in shower. The large balcony faces east and measures nearly 10x11 ft giving ample room for table and chairs. This apartment comes with 1 underground titled parking space.**

Inclusions: **black shelves on wall (2), white wall baskets in bathrooms, black shelving unit in laundry room**
Property Listed By: **Coldwell Banker United**

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







