



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**96 GLENHILL Drive, Cochrane T4C 1H1**

MLS®#: **A2163530**

Area: **Glenbow**

Listing Date: **09/11/24**

List Price: **\$665,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$14k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **7,400 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,549**  
Low Sqft:  
Ttl Sqft: **1,549**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Pie Shaped Lot,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Central Vacuum,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`9" x 13`0"
Dining Room	Main	12`6" x 10`5"
Family Room	Main	13`4" x 16`6"
Bedroom	Main	9`7" x 9`8"
4pc Bathroom	Main	9`0" x 5`0"
Family Room	Lower	24`5" x 12`9"
Laundry	Lower	13`6" x 20`7"

Room	Level	Dimensions
Living Room	Main	13`4" x 16`7"
Kitchen	Main	13`10" x 13`6"
Bedroom - Primary	Main	12`4" x 14`0"
Bedroom	Main	8`11" x 10`8"
3pc Ensuite bath	Main	8`6" x 4`7"
Bedroom	Lower	15`4" x 10`6"
Workshop	Lower	11`11" x 18`6"

Hobby Room

Lower

11`10" x 16`2"

3pc Bathroom  
Legal/Tax/Financial

Lower

5`1" x 9`8"

Title:  
**Fee Simple**  
Legal Desc:

7910598

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**\*\*\* OPEN HOUSE SUN SEPT 22ND 12:30-2:30PM\*\*\*. This charming bungalow nestled in the heart of Glenbow, offers beautiful mountain views from its expansive west-facing backyard. The home features a formal sitting and dining room, 4 spacious bedrooms, and 3 full bathrooms. The open-concept kitchen, dining, and living area is enhanced by a cozy gas fireplace, creating a warm and inviting atmosphere. Step outside to the beautifully landscaped west-facing backyard, which boasts a two-tiered deck—ideal for entertaining—along with a garden area on the north side, a firepit, and a garden shed, all situated on a picturesque pie-shaped lot. The partially finished basement includes the 4th bedroom, a large recreation room and provides a versatile workshop and hobby room (or it can be used for extra storage), perfect for any craftsman or enthusiast. Parking will never be an issue with the longer driveway, perfect for accommodating a smaller RV or additional vehicles. This is complemented by a double attached garage and ample street parking. Discover the perfect blend of comfort and convenience at 96 Glenhill Drive. Refrigerator, Washer, Dryer, Electric Range, Microwave, Garage Remote(s), dishwasher, window coverings, garden shed**  
**CIR Realty**

Inclusions:  
Property Listed By:

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













