

625 GLENBOW Drive #1416, Cochrane T4C0S7

Sewer:

09/18/24 List Price: **\$320,000** MLS®#: A2167024 Area: Glenbow Listing

Status: Active County: **Rocky View County** Change: Association: Fort McMurray -\$5k, 13-Dec

Date:

General Information

Residential Prop Type: **Apartment** Cochrane

Lot Information Lot Sz Ar:

Access: Lot Feat: Park Feat:

Sub Type: City/Town:

Year Built: 2013

Lot Shape:

Heated Garage, Titled, Underground

Finished Floor Area

770

770

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

2.0 (2 0)

Apartment

94

Utilities and Features

Roof: Construction:

Heating: **Baseboard** Stone, Vinyl Siding, Wood Frame

Flooring:

Ext Feat: **Balcony Carpet, Ceramic Tile**

> Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Int Feat: Breakfast Bar, Granite Counters, No Smoking Home, Vinyl Windows

Utilities:

Room Information

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions** 4pc Bathroom Main 7`4" x 7`4" 4pc Ensuite bath Main 4`11" x 7`10" **Bedroom** Main 8`10" x 11`10" Balcony Main 10'0" x 8'10" Den Main 10`1" x 6`9" Foyer Main 5`7" x 7`7" **Bedroom - Primary** Main 9`5" x 11`3" Walk-In Closet Main 7`2" x 3`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$413 **Fee Simple** R-HD

Fee Freq: Monthly

Legal Desc: **1312962**

Remarks

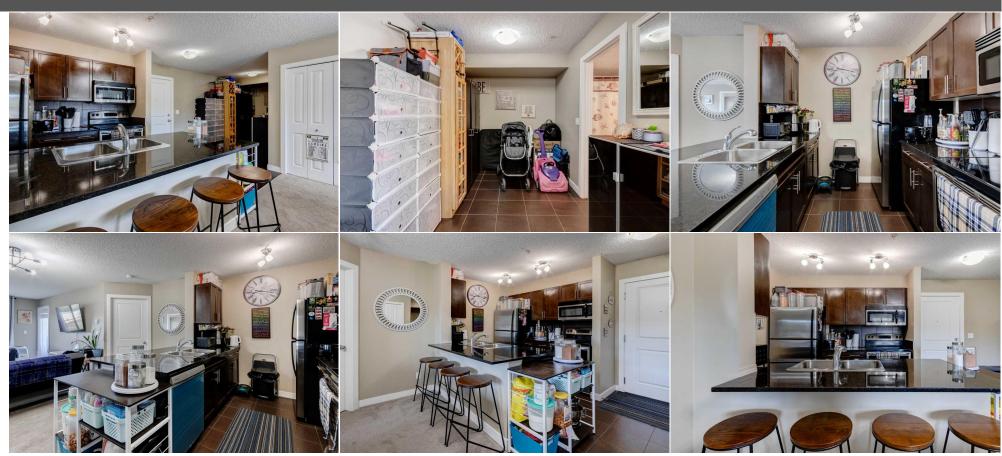
Pub Rmks:

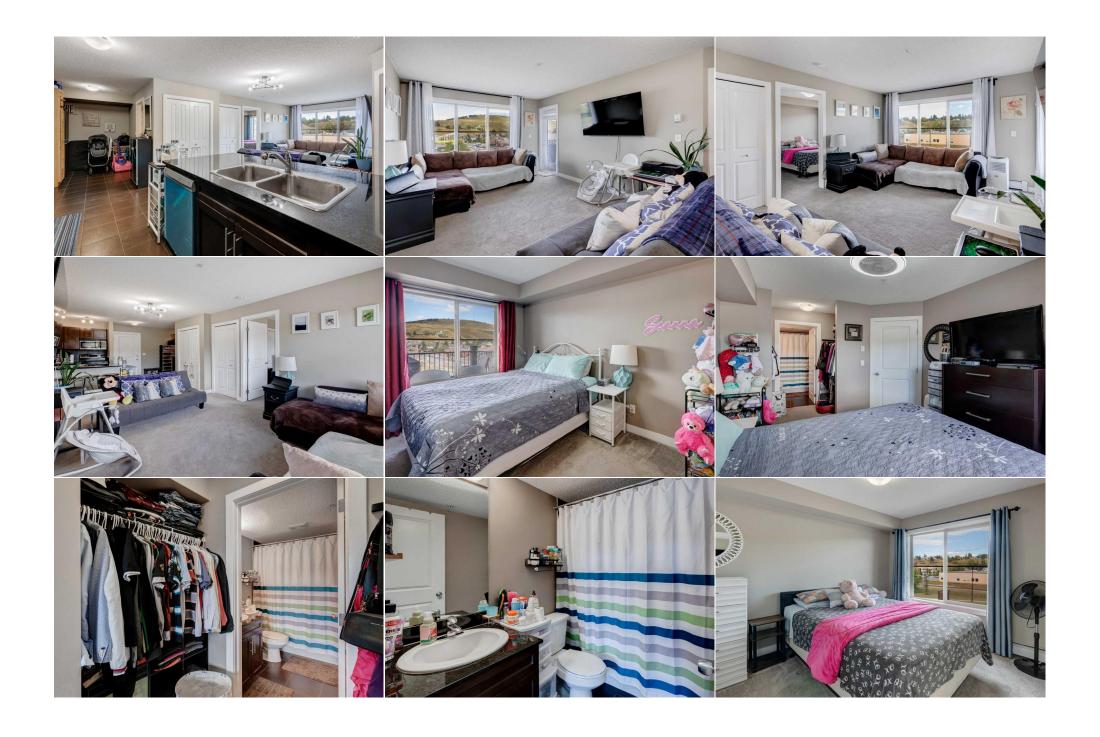
NEW PRICE with IMMEDIATE POSSESSION AVAILABLE...Nestled in the heart of DOWNTOWN COCHRANE in the much-desired community of Glenbow is where you will find this TOP FLOOR UNIT featuring 2 BEDROOMS, 2 BATHS, DEN, VIEWS and UNDERGROUND PARKING. In addition to the benefits of downtown living, i.e. close to AMENITIES, PARKS, PLAYGROUNDS & the Cochrane Path System, this beautifully maintained unit has an easy open Floor Plan with OPEN Kitchen, Living & Den area, a 4PC Bath off of Den, Bedroom with VIEWS & a SPACIOUS PRIMARY with 4PC Ensuite, VIEWs and Walk Through Closet. Spend your down time outside taking it all in on a very inviting BALCONY. Make this your HOME and call today to view.

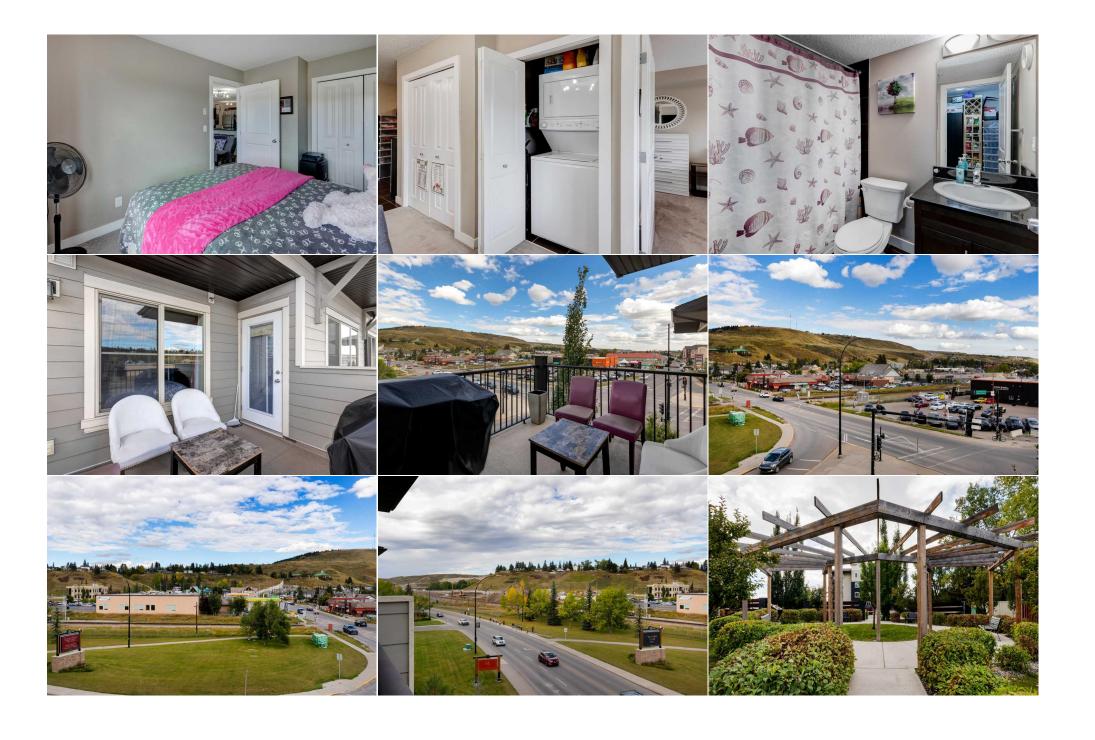
Inclusions: N/A

Property Listed By: **RE/MAX West Real Estate**

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

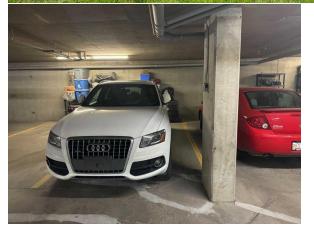














1416-625 Glenbow Rd, Cochrane, AB

