



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 GLENBOW Drive #1416, Cochrane T4C0S7**

MLS® #: **A2167024**      Area: **Glenbow**      Listing Date: **09/18/24**      List Price: **\$320,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$5k, 13-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Cochrane**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **770**  
 Low Sqft:  
 Ttl Sqft: **770**

DOM

**135**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **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

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

Legal/Tax/Financial

Condo Fee: **\$413**      Title: **Fee Simple**      Zoning: **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**













