

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
94
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
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: **\$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







