



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**

Finished Floor Area

Abv Sqft: **770**  
Low Sqft:  
Ttl Sqft: **770**

DOM

**126**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

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**













