



THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #2408, Cochrane T4C 0S8

MLS® #: **A2171921** Area: **Glenbow** Listing Date: **10/15/24** List Price: **\$358,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **961 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **970**
 Low Sqft:
 Ttl Sqft: **970**

DOM

67
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`11" x 3`8"	Kitchen	Main	8`9" x 8`4"
Dining Room	Main	7`2" x 12`0"	Living Room	Main	11`1" x 15`11"
Bedroom - Primary	Main	14`7" x 14`0"	Bedroom	Main	9`3" x 9`11"
Bedroom	Main	9`2" x 8`5"	Laundry	Main	9`11" x 5`0"
4pc Bathroom	Main	7`9" x 4`11"	3pc Ensuite bath	Main	8`1" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$512** Title: **Fee Simple** Zoning: **R-HD**
 Fee Freq: **Monthly**

Legal Desc:

1410121

Remarks

Pub Rmks:

TOP FLOOR UNIT | PANORAMIC VIEWS | 3 BEDROOMS | 2 BATHROOMS | 2 PARKING STALLS | Welcome to this gorgeous sun-filled and fully upgraded TOP FLOOR condo in one of Cochrane's most sought-after locations! This top-floor unit spans 971 sq ft, providing comfortable open concept living. Boasting over \$26,000 in upgrades including newer flooring (vinyl plank and carpets), california adjustable closets, portable AC unit, new refrigerator, dishwasher and granite countertops in the kitchen and bathrooms. The impressive walk-in laundry room offers ample storage, while the spacious layout includes 3 bedrooms and 2 bathrooms, featuring an en-suite bathroom with a convenient walk in shower and a second 4 pc bathroom. The kitchen is a chef's delight with stainless steel appliances and eat up kitchen island, perfect for entertaining. This unit includes two parking stalls: one underground with extra storage and another above-ground near the entrance, enhancing privacy and convenience. This home also features one of the lowest condo fees in Cochrane, thanks to the well-managed property overseen by Astoria. The building's budget and reserve fund are in excellent standing, offering peace of mind. Centrally located in downtown Cochrane, all the amenities of town just a short walk from your front door and kms of walking paths around Cochrane, down to the Bow River or the Cochrane Ranch. If you are a nature lover looking for walking distance amenities, this is the property for you!!

Inclusions:

Property Listed By:

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
CIR Realty

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







