

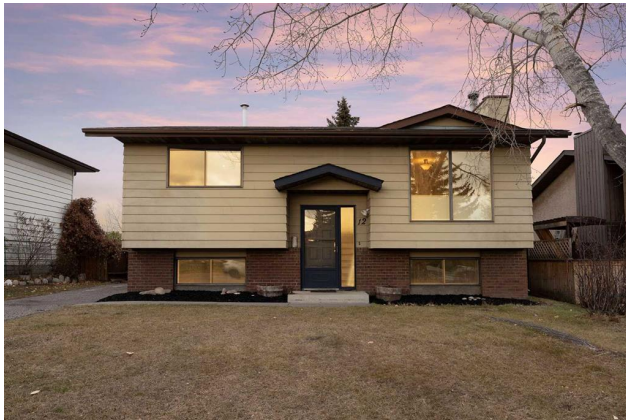


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 GLENPORT Road, Cochrane T4C 1G8**

MLS®#: **A2176007**      Area: **Glenbow**      Listing Date: **11/05/24**      List Price: **\$574,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$25k, 19-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **5,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,008**  
 Low Sqft:  
 Ttl Sqft: **1,008**

DOM

**28**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Standard,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 13`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`0" x 13`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`8" x 15`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 12`6"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`6" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 13`6"</b>	<b>Laundry</b>	<b>Basement</b>	<b>12`0" x 7`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`5" x 20`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>8`10" x 5`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`8" x 4`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 12`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910598**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**This fully developed bi-level home has been thoughtfully updated and is move-in ready. The main floor features brand-new vinyl plank flooring throughout, while the basement boasts fresh carpet tiles. The eat-in kitchen is equipped with a convenient island with electricity and includes a new refrigerator with a warranty. The inviting living room on the upper level boasts a beautiful natural stone fireplace with a mantle, adding a touch of warmth to the space. Two comfortable bedrooms and 4 piece bath complete the main floor. Step out of the kitchen from sliding glass doors to enjoy a spacious, tiered, and covered deck that leads down to a firepit, perfect for outdoor gatherings. On the lower level, you'll find a cozy, recently Wett-certified wood stove, a third bedroom, and a 3 piece bathroom. Ample storage space is available, including an under-stair storage area and a large laundry area. The fully fenced, treed backyard offers privacy, tranquility, and room for pets. Enjoy the detached double heated and insulated garage equipped with new eavestroughs and downspouts as well as additional storage space for your boat or RV. Upgrades include new taps, shut-off valves, and water-efficient toilets in the bathrooms. Freshly painted ceilings and walls, along with new baseboards and lighting fixtures, add a modern touch. This home offers a perfect blend of comfort, style, and functionality—don't miss the opportunity to make it yours!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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



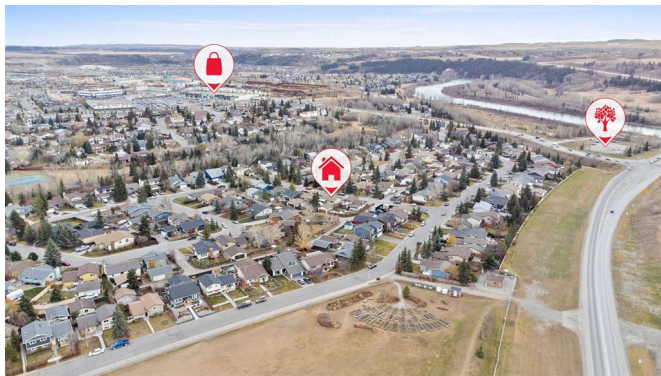












12 Glenport Rd, Cochrane, AB

Main Floor Exterior Area 1036.43 sq ft  
Interior Area 922.41 sq ft



PREPARED: 2024/1/65

White regions are excluded from total floor area in SUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

12 Glenport Rd, Cochrane, AB

Basement (Below Grade) Exterior Area 820.63 sq ft  
Interior Area 751.86 sq ft  
Estimated Area 20.60 sq ft



PREPARED: 2024/1/65

White regions are excluded from total floor area in SUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.