



THE
A-TEAM

**RE/MAX
FIRST**

15 GLENPATRICK Crescent, Cochrane T4C1G3

MLS®#: **A2178187** Area: **Glenbow** Listing Date: **11/08/24** List Price: **\$330,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **3,707 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **950**
 Low Sqft:
 Ttl Sqft: **950**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Metal Siding**
 Flooring: **Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	11`0" x 9`5"
Bedroom	Lower	10`8" x 12`1"	Bedroom	Lower	9`2" x 10`4"
Bedroom	Main	8`3" x 8`8"	Bedroom - Primary	Main	12`8" x 10`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-MX**

Legal Desc:

7811169

Remarks

Pub Rmks:

Judicial sale: Corner lot bi-level near shopping and schools. Access to property is not currently possible. No representation by seller or listing realtor

Inclusions:

NONE

Property Listed By:

eXp Realty

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

