



THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #1113, Cochrane T4C 0S7

MLS®#: **A2178550**

Area: **Glenbow**

Listing Date: **11/11/24**

List Price: **\$265,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Cochrane**
Year Built: **2013**

Lot Information

Lot Sz Ar: **703 sqft**
Lot Shape:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **708**
Low Sqft:
Ttl Sqft: **708**

DOM

10
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Lighting,Other,Private Entrance**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 6`1"	4pc Bathroom	Main	8`10" x 4`11"
Walk-In Closet	Main	7`5" x 3`7"	Bedroom - Primary	Main	8`11" x 13`3"
Dining Room	Main	9`3" x 9`10"	Living Room	Main	11`3" x 10`8"
Kitchen	Main	8`9" x 10`9"	Storage	Main	8`8" x 4`0"
Bedroom	Main	8`8" x 9`0"	Laundry	Main	3`2" x 5`11"
Other	Main	8`1" x 9`0"	Pantry	Main	1`11" x 2`6"

Legal/Tax/Financial

Condo Fee:
\$367

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-HD

Legal Desc: **1312962**

Remarks

Pub Rmks: **Exceptional Value in a Prime Location! Discover this well-maintained 2-bedroom, 1-bath apartment that offers both comfort and functionality. The modern kitchen features granite countertops, wood-style cabinet doors, ample cabinet space, and an extended peninsula with room for seating. Adjacent to the kitchen is a dedicated dining area, making meal times convenient and enjoyable. The spacious great room provides a comfortable living area, with patio doors that lead to a covered outdoor space. Perfect for relaxing or entertaining, this space adds an additional layer of functionality to the home. The primary bedroom includes a walk-through closet with built-in organizers, leading to a full ensuite bath. The second bedroom is versatile, ideal for use as an office, guest room, or for a roommate. Additional conveniences include in-suite laundry and a large storage room, ensuring everything has its place. A conveniently located parking stall completes the package. This home offers an excellent opportunity in a well-managed complex. Call today to schedule a viewing!**

Inclusions: **N/A**
Property Listed By: **Gravity Realty Group**

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











