

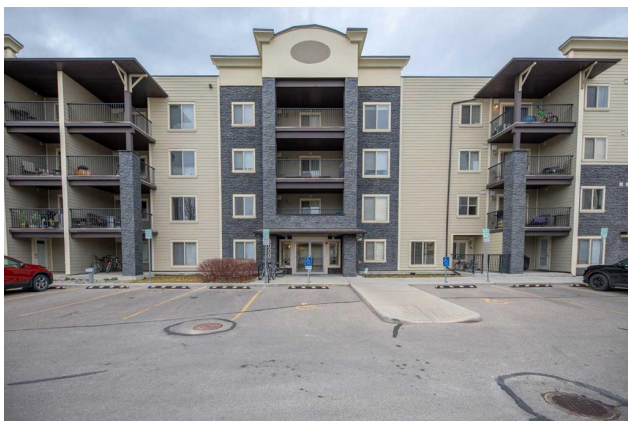


THE
A-TEAM

**RE/MAX
FIRST**

625 GLENBOW Drive #3211, Cochrane T4C 0S9

MLS® #: **A2179112** Area: **Glenbow** Listing Date: **11/15/24** List Price: **\$364,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **976 sqft**
 Lot Shape:

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Finished Floor Area

Abv Sqft: **969**
 Low Sqft:
 Ttl Sqft: **969**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	11`3" x 7`0"	Dining Room	Main	13`2" x 10`7"
Bedroom - Primary	Main	11`0" x 12`9"	4pc Ensuite bath	Main	7`4" x 4`11"
Bedroom	Main	11`1" x 10`4"	Kitchen	Main	12`7" x 7`11"
Living Room	Main	16`0" x 11`8"	4pc Bathroom	Main	5`1" x 8`10"
Laundry	Main	3`8" x 8`10"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$543

Fee Simple

R-HD

Fee Freq:

Monthly

Legal Desc: 1513038

Remarks

Pub Rmks: **CORNER UNIT | 2 BEDROOMS | ENSUITE | TITLED U/G PARKING and SURFACE STALL | This 2nd floor, corner unit, features nice-sized living room and a separate dining area, ideal for both entertaining and everyday relaxation. The fully equipped kitchen is just steps away, making meal prep a breeze. The spacious primary bedroom comes complete with a convenient 3-piece ensuite. An additional 4-piece bathroom serves the second bedroom and guests. The versatile den offers extra space for a home office, reading nook, or play area. Enjoy the outdoors with your own private balcony, perfect for sipping coffee or enjoying the view. The condo also includes the convenience of in-suite laundry for added ease and functionality. 625 Glenbow Drive is located in the heart of Cochrane and is a short distance from shopping, entertainment, medical services, playgrounds, natural walking trails, elementary school, and restaurants. Book your showing today to find out why Living in Cochrane is Loving where you Live!**

Inclusions:

None

Property Listed By:

Royal LePage Benchmark

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



