



THE
A-TEAM

**RE/MAX
FIRST**

73 GLENBROOK Crescent #7, Cochrane T4C 1G1

MLS® #: **A2179960**

Area: **Glenbow**

Listing Date: **11/20/24**

List Price: **\$345,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Cochrane**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,163**
Low Sqft:
Ttl Sqft: **1,163**

DOM

13
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Lawn,Street Lighting,Other**
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Oven,Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,See Remarks,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`7" x 12`10"	Dining Room	Main	17`4" x 9`11"
Kitchen	Main	7`11" x 7`7"	2pc Bathroom	Main	3`6" x 6`8"
4pc Bathroom	Second	5`2" x 7`7"	Bedroom - Primary	Second	10`4" x 13`3"
Bedroom	Second	8`5" x 13`4"	Bedroom	Second	8`7" x 11`8"
Other	Basement	9`8" x 10`7"	Game Room	Basement	8`1" x 17`3"
Furnace/Utility Room	Basement	7`10" x 13`1"			

Legal/Tax/Financial

Condo Fee: \$470	Title: Fee Simple Fee Freq: Monthly	Zoning: R-MX
Legal Desc:	8110292	

Remarks

Pub Rmks: **BACK ON THE MARKET! Welcome to this wonderful 3-bedroom, 2-bathroom townhouse, ideally located just 7 blocks from Glenbow Elementary School and a short 5-minute walk to shopping. Whether you're a first-time buyer or looking for a solid investment property, this home offers excellent value in the downtown neighbourhood of Glenbow. The main floor features a bright living room along with a spacious dining area. There is plenty of natural light to create a welcoming space for relaxation and entertaining. The kitchen, while cozy, has been recently updated with modern appliances, including a new refrigerator and a newer dishwasher, making it both efficient and functional. A nice 2 piece bathroom completes this main level. Upstairs, you'll find three comfortable bedrooms, including the master with ample closet space. The 4 piece bathroom is well-appointed, ensuring comfort for the entire family. The unfinished basement offers fantastic potential for additional living space, with a roughed-in den/playroom and the convenience of modern laundry appliances already in place. You can choose to develop it as a recreation room and another bedroom but the extra 500+ square feet on this level provides endless possibilities. This townhouse is part of a well-maintained condominium complex, providing a low-maintenance lifestyle in a peaceful community. You will enjoy the outdoors with the nearby Glenbow Park, recently updated paved bike and walking pathways, and playgrounds. It offers the perfect setting for outdoor activities and exploration. With its prime location, updated features, and investment potential, this property is an excellent opportunity for first-time buyers, small families, or savvy investors.**

Inclusions: **None**
 Property Listed By: **Royal LePage Benchmark**

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







