



THE
A-TEAM

**RE/MAX
FIRST**

36 GLENBROOK Crescent #306, Cochrane T4C 1T2

MLS® #: **A2181466** Area: **Glenbow** Listing Date: **11/28/24** List Price: **\$250,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **864**
 Low Sqft:
 Ttl Sqft: **864**

Assigned,Stall

DOM

23

Layout

Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 9`0"	Balcony	Main	5`7" x 10`10"
Bedroom	Main	12`11" x 9`1"	Addition	Main	10`1" x 8`8"
Foyer	Main	4`3" x 7`5"	Kitchen	Main	10`1" x 8`5"
Living Room	Main	15`10" x 11`0"	Bedroom - Primary	Main	12`11" x 11`2"
Storage	Main	4`11" x 5`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$456

Fee Simple
Fee Freq:
Monthly

R-MD

Legal Desc: **9012433**

Remarks

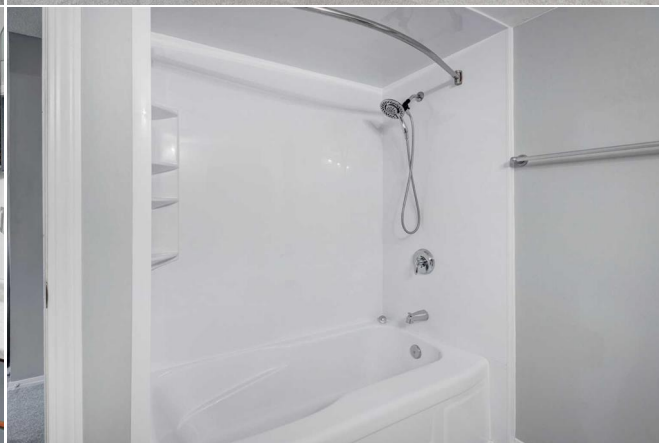
Pub Rmks: **Lovely, spacious, top floor, corner unit in the mature neighbourhood of Glenbow in Cochrane. New flooring and fresh paint, vacant and turnkey - ready for immediate possession. This well-maintained building has recently updated the exterior with fibre cement siding, new windows, patio doors, balconies and roof as well as fresh carpet and paint in the hallways. Enjoy the quaint, rustic kitchen and west facing balcony. Located steps away from local shops, restaurants, parks, and trails, this condo combines comfort with convenience, making it an ideal home for first-time buyers, down-sizers, or investors. Don't miss out on the opportunity to live in one of Cochrane's most desirable locations!**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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









306-36 Glenbrook Crescent, Cochrane, AB

Main Floor 909sq/ Area 854.19 sq/ft



0 3 6 ft

PREPARED 2024/11/07



While no errors are excluded from this floor plan, all room dimensions and floor areas must be considered approximate and are subject to independent verification.