



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 GLENPORT Road, Cochrane T4C 1G8**

MLS®#: **A2184572**      Area: **Glenbow**      Listing **01/02/25**      List Price: **\$549,900**  
 Status: **Active**      County: **Rocky View County**      Date:      Change: **-\$25k, 06-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **5,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,008**  
 Low Sqft:  
 Ttl Sqft: **1,008**

DOM

**19**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Standard,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 13`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`0" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 15`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 12`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`6" x 12`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>12`0" x 7`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`5" x 20`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>8`10" x 5`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`8" x 4`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`6" x 12`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910598**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

**This beautifully updated bi-level home is fully developed and move-in ready. The main level showcases brand-new vinyl plank flooring throughout, while the basement features fresh carpet tiles. The spacious eat-in kitchen is equipped with a functional island with electrical outlets and comes with a new refrigerator, still under warranty. The upper-level living room is both inviting and cozy, highlighted by a stunning natural stone fireplace with a mantle, adding character and warmth to the space. Completing the main floor are two comfortable bedrooms and a 4-piece bathroom. Sliding glass doors off the kitchen open to a large, tiered, covered deck that leads down to a firepit area—ideal for entertaining or relaxing outdoors. The lower level includes a snug, Wett-certified wood stove, a third bedroom, and a 3-piece bathroom. You'll also find plenty of storage space, including a convenient under-stair storage area and a spacious laundry room. The fully fenced, tree-lined backyard provides a private, serene setting and ample room for pets. The detached double garage is insulated, heated, and features new eavestroughs and downspouts. It also offers additional space for storing your boat or RV. Other recent upgrades include new taps, shut-off valves, and water-efficient toilets in the bathrooms. Freshly painted ceilings and walls, new baseboards, and updated lighting fixtures throughout add a modern, polished touch to the home. This property offers the perfect combination of comfort, style, and practicality—make it yours today!**

Inclusions:  
Property Listed By:

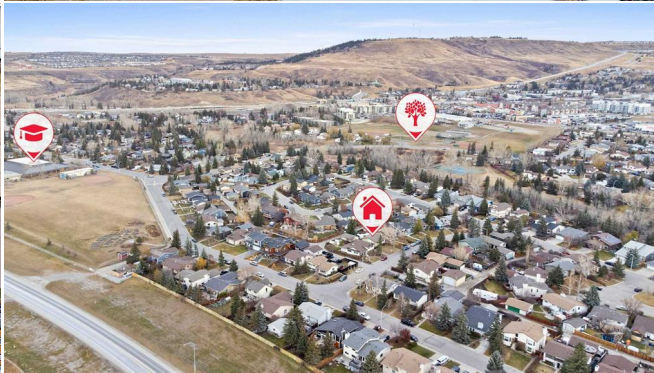
**NA**  
**eXp Realty**

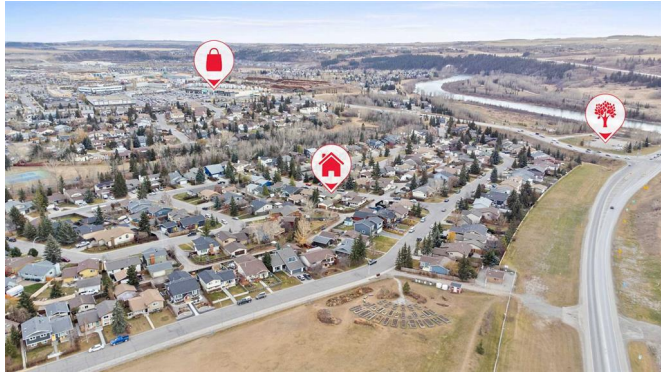
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**12 Glenport Rd, Cochrane, AB**

Main Floor Exterior Area 1208.43 sq ft  
Interior Area 922.41 sq ft



PREPARED: 2024/11/05



White regions are excluded from total floor area in GAUGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**12 Glenport Rd, Cochrane, AB**

Basement (Below Grade) Exterior Area 428.63 sq ft  
Interior Area 351.88 sq ft  
Excluded Area 25.60 sq ft



PREPARED: 2024/11/05



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