



THE
A-TEAM

**RE/MAX
FIRST**

84 GLENDALE Way, Cochrane T4C 1H9

MLS®#: **A2185142**

Area: **Glenbow**

Listing Date: **01/03/25**

List Price: **\$549,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$25k, 16-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,014**

Low Sqft:

Ttl Sqft: **1,014**

Lot Information

Lot Sz Ar: **4,929 sqft**

Lot Shape:

DOM

19

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **No Neighbours Behind,Landscaped**
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 7`9"
Dining Room	Main	10`7" x 5`6"
Bedroom	Main	13`3" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"
Kitchenette	Basement	11`9" x 5`11"
3pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	15`7" x 11`10"
Bedroom - Primary	Main	13`3" x 10`3"
Mud Room	Main	9`11" x 8`10"
Game Room	Basement	27`10" x 11`4"
Bedroom	Basement	7`6" x 15`0"
Furnace/Utility Room	Basement	19`8" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

7711174

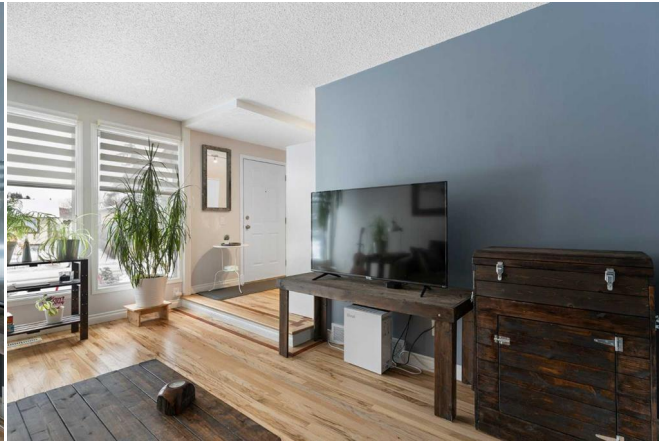
Remarks

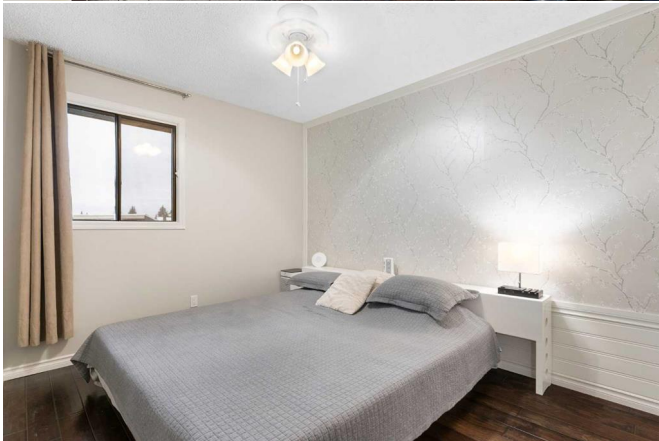
Pub Rmks: **Welcome to 84 Glendale Way! This delightful bungalow has been beautifully updated and lovingly maintained, offering the perfect blend of modern convenience and small-town charm. The bright and airy kitchen features brand-new cabinetry, sleek countertops, and a full suite of stainless steel appliances, including a highly efficient induction stove. A cozy built-in bench with extra storage creates an inviting dining nook that's perfect for enjoying meals with family and friends. The spacious 4-piece bathroom has been tastefully renovated with stunning tile work and built-in storage, creating a functional yet elegant space. Both bedrooms are sunlit and feature west-facing windows, filling the rooms with natural light throughout the day. The versatile mudroom is a standout feature of this home, offering a functional space that can easily double as a third bedroom or home office. With refinished hardwood floors and new engineered hardwood throughout the main level, as well as updated light fixtures, this home blends small-town character with modern touches seamlessly. The fully developed basement offers an expansive illegal suite with a private side entrance. The suite includes a well-equipped kitchenette with an electric stove, full-sized fridge, ample counter space, and a charming wood-burning stove. Step outside to the serene and private backyard, enclosed by high wooden privacy walls, creating a peaceful retreat for outdoor relaxation or entertaining. A lovely brick patio is ideal for summer gatherings, while the garden shed provides additional storage for tools and equipment. The oversized detached garage ensures there's plenty of room for your vehicles, hobbies, and more. This home offers an abundance of character, functional updates, and great potential for both personal & extended family living. Don't miss out on this gem—schedule a viewing today!**

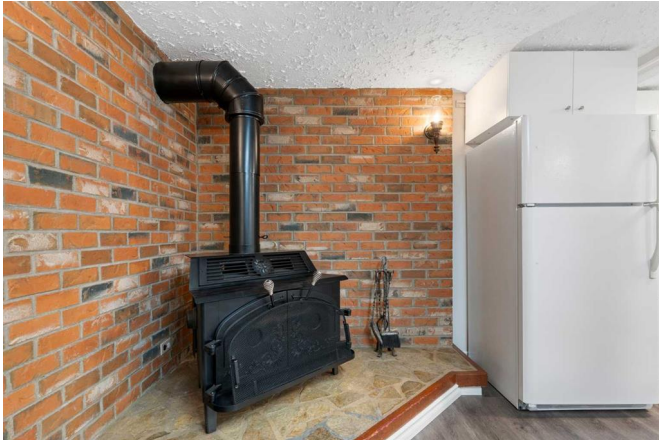
Inclusions:
Property Listed By: **Induction Stove, 2nd Refrigerator
Royal LePage Benchmark**

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













84 Glendale Way, Cochrane, AB

Main Floor Exterior Area 1014.00 sq ft



PREPARED: 2024/12/31

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



84 Glendale Way, Cochrane, AB

Basement (Below Grade) Exterior Area 951.29 sq ft



PREPARED: 2024/12/31

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

