



THE
A-TEAM

**RE/MAX
FIRST**

56 GLENWOOD Place, Cochrane T4C 1H3

MLS®#: **A2188890**

Area: **Glenbow**

Listing Date: **01/22/25**

List Price: **\$724,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,749**
Low Sqft:
Ttl Sqft: **1,749**

Lot Information

Lot Sz Ar: **7,061 sqft**
Lot Shape:

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Cul-De-Sac,Front Yard,Irregular Lot,Landscaped**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

Construction: **Brick,Cedar,Silent Floor Joists,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Covered Porch	Main	10`0" x 21`7"
Entrance	Main	6`7" x 5`7"
Dining Room	Main	12`7" x 9`6"
3pc Ensuite bath	Second	4`11" x 7`10"
Bedroom	Second	11`5" x 8`6"
Entrance	Lower	8`8" x 4`7"
Laundry	Lower	9`1" x 11`10"

Room	Level	Dimensions
Kitchen	Main	12`2" x 11`10"
Living Room	Main	15`0" x 15`6"
Bedroom - Primary	Second	11`10" x 11`5"
4pc Bathroom	Second	6`6" x 7`10"
Bedroom	Second	11`6" x 8`5"
3pc Bathroom	Lower	8`2" x 5`1"
Family Room	Lower	14`5" x 17`4"

Furnace/Utility Room
Cold Room/Cellar
Bedroom

Basement
Basement
Basement

17`9" x 22`0"
8`2" x 9`3"
11`3" x 8`6"

Storage
Game Room
Office

Legal/Tax/Financial

Basement
Basement
Basement

13`5" x 9`5"
13`3" x 20`8"
11`3" x 8`10"

Title:
Fee Simple
Legal Desc:

7711174

Zoning:
R-LD

Remarks

Pub Rmks:

Open House Saturday February 1st from 12:30-3:30 pm. Welcome home to your custom-built 4-bedroom brick and cedar split-level home, on a large corner lot, in the mature family neighborhood of Glenbow in Cochrane. As you enter the home, you are greeted with an open living and dining room complete with hardwood floors and a large picture window. The adjacent large kitchen features lots of light with large windows and skylights. Just off the dining room is your private covered and screened deck which is sure to be a favorite summer hangout for the whole family. Heading upstairs there are three bedrooms and a main bathroom with a shower-tub. The upstairs master bedroom includes an ensuite with shower-tub and the other two rooms have plenty of room for kids or home office space. Going down a few steps from the main floor, there is a bathroom and a door to your backyard. Also on this level, there is a finished laundry room and a cozy family room that features a wood burning fireplace and large windows. From the family room there is a stairway to the basement level which has a large recreational room/media room and a bedroom. There is also an office/hobby room and plenty of storage in the basement as well. Outside, there is a professionally landscaped yard that features an upgraded backyard with a patio area including flower boxes and a raised garden. There is a large, detached garage that is heated and insulated and makes the perfect haven for the handy man. This home features many updates and upgrades including triple pain windows done in 2012, 50-year shingled roof in 2016 along with new soffits and gutters, high efficiency furnace with heat recovery ventilator in 2003, new water tank in 2018, and many other updates. This wonderful home is in the heart of Cochrane in Glenbow. Glenbow features a wonderful K-4 school just steps away from this home, a pathway system that leads to tennis courts, the Cochrane ranch, and to the river pathway system. You can also easily walk or bike downtown or to the grocery store. This home is well built, upgraded, well located, and offers you the opportunity to put your own stamp on it. Don't miss this one, stop by an open house or call your Relator today to book a private showing.

Inclusions:
Property Listed By:

attached garage shelves
First Place Realty

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







