



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 GLENBOW Drive #1415, Cochrane T4C0S7**

MLS® #: **A2197448**

Area: **Glenbow**

Listing Date: **02/26/25**

List Price: **\$289,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Cochrane**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **703 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **697**  
Low Sqft:  
Ttl Sqft: **697**

DOM

**0**

Layout

Beds: **2 ( 2 )**  
Baths: **1.0 ( 1 0 )**  
Style: **Apartment-  
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:  
Heating: **Radiant**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 11`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 10`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`10" x 13`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 11`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>
<b>Storage</b>	<b>Main</b>	<b>8`5" x 4`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$399**

Title:  
**Fee Simple**

Zoning:  
**R-HD**

Fee Freq:  
**Monthly**

Legal Desc: **1312962**

Remarks

Pub Rmks: **This stunning top-floor 2-bedroom, 1-bath condo is centrally located in Cochrane, with easy access to shopping and just a short distance from the charming Historic Downtown Cochrane. The south-facing exposure is a standout feature, offering abundant natural light and making the space feel private and serene. With large windows throughout, you'll enjoy breathtaking mountain views right from your living room and south facing balcony. The stylish kitchen is equipped with dark cabinets, a peninsula island with seating, and a spacious pantry for added storage. The primary bedroom boasts a walk-through closet that leads directly to the bathroom for added convenience. Enjoy the outdoors from your private covered balcony, the perfect spot to relax while soaking in the stunning views. Additional conveniences include in-suite laundry and one titled underground parking stall. This unit offers a perfect balance of modern living, beautiful views, and a prime location.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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







