



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 GLENBOW Drive #2310, Cochrane T4C 1E8**

MLS® #: **A2199099**      Area: **Glenbow**      Listing Date: **03/04/25**      List Price: **\$330,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Cochrane**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **864 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **861**  
 Low Sqft:  
 Ttl Sqft: **861**

DOM

**32**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco, Wood Frame**  
 Heating: **Baseboard**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 11`3"</b>	<b>Den</b>	<b>Main</b>	<b>8`0" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 14`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`8" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 15`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$479

Fee Simple

R-HD

Fee Freq:

Monthly

Legal Desc: 1410121

Remarks

Pub Rmks: **Welcome to this beautifully maintained 861 sq ft 3rd floor condo, perfectly located in the vibrant heart of Cochrane! Offering 2 spacious bedrooms and 2 full bathrooms, this bright and inviting home features an East-facing balcony, perfect for enjoying your morning coffee with stunning sunrise views. The open-concept floor plan creates a seamless flow between the kitchen, dining, and living areas, making it ideal for entertaining or simply relaxing at home. The kitchen boasts ample cabinetry and counter space, while the living room offers plenty of natural light thanks to large windows. Enjoy the convenience of 2 parking stalls; one underground heated stall and one outdoor surface stall, offering flexibility and comfort year round. Located within walking distance to shops, restaurants, parks, and all the amenities Cochrane has to offer, this move-in ready condo is perfect for first-time buyers, downsizers, or investors. Don't miss your chance to own this fantastic condo, book your private showing today!**

Inclusions: N/A  
Property Listed By: CIR Realty

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





