



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 GLENBOW Drive #2303, Cochrane T4C 1E8**

MLS® #: **A2202607**

Area: **Glenbow**

Listing Date: **03/15/25**

List Price: **\$329,900**

Status: **Active**

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: **781 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **781**  
Low Sqft:  
Ttl Sqft: **781**

DOM

**24**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$431**

Title:  
**Fee Simple**

Zoning:  
**R-HD**

Fee Freq:  
**Monthly**

Legal Desc: **1410121**

Remarks

Pub Rmks: **Open House Saturday April 5 Welcome to this 2-bedroom, 2-bathroom condo located in the heart of Cochrane in Glenbow. This beautifully designed and upgraded unit offers a bright and spacious open-concept layout with 781 sq ft of living space. The modern kitchen features stainless steel appliances, with brand new fridge, granite countertops and eating bar and lots of cabinets. The living room opens onto a private west facing balcony, with a view of the mountains, perfect for enjoying your morning coffee or evening sunset. The primary bedroom boasts a large closet and a full 4-piece ensuite with tile backsplash and deep soaker tub, while the good size second bedroom has easy access to the second full bathroom. Convenient In-suite laundry and storage. The unit includes 2 parking stalls, 1 underground titled parking #220 and 1 assigned stall #59. The underground stall has extra length to accommodate more storage. Walking distance from local shops, restaurants, all the amenities Cochrane has to offer, parks, and trails, this condo is perfectly located.**

Inclusions: n/a  
Property Listed By: **Royal LePage Mission Real Estate**

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







