

\$509,000 - 47 Glendale Way, Cochrane

MLS® #A2262737

\$509,000

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Single Family on 0.12 Acres

Glenbow, Cochrane, Alberta

There's no better place to start your dream of homeownership - Welcome to this sweet bungalow, full of charm and curb appeal, and ideally located one of Cochrane's most established and beloved neighbourhoods. With its close-knit feel, walkable location, and enduring charm, Glenbow offers a rare blend of heritage and modern-day comfort. This home sits on a beautiful, treed lot with a backyard you'll love spending quality time in with family and friends. Step inside and you're welcomed by a bright and spacious living room - the perfect gathering place for cozy evenings or entertaining guests. The kitchen features an open-concept flow with granite countertops, a gas stove, and stainless steel appliances, seamlessly connected to the dining area. A lovely bay window overlooks the peaceful backyard, creating the perfect spot for morning coffee or family meals. The main floor offers a spacious primary bedroom, two additional bedrooms, and a full bathroom, making it ideal for families or those seeking one-level living. Downstairs, the lower level is fully finished and ready for your personal touch - whether it's a home gym, kids' playroom, or family room for movie nights. The lower-level bedroom offers great space as a guest room or flex area. You'll also find a convenient 2-piece bathroom, a laundry area, and a large storage/workshop space for those who love to get creative or need room for hobbies. The backyard is a true retreat - where nature meets home. With its sunny



south exposure, full privacy, and lush greenery, this is a space youâ€™ll treasure year-round. A storage shed keeps all your garden tools organized, and the off-street parking offers room for two vehicles. This home is just steps from Glenbow School (Kâ€“4) and surrounded by beautiful walking trails that connect you to the Bow River and historic Cochrane Ranche Park. Donâ€™t miss your chance to own this charming bungalow in a prime location â€“ offering comfort, character, location and affordability all in one. Bo ok your showing today! (id:6289)

Built in 1978

Essential Information

Listing #	A2262737
Price	\$509,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,008
Acres	0.12
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	47 Glendale Way
Subdivision	Glenbow
City	Cochrane
Province	Alberta
Postal Code	T4C1H9

Amenities

Amenities	Park, Recreation Nearby, Schools, Shopping
Features	PVC window
Parking Spaces	2

Parking Gravel, None

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Hood Fan, Window Coverings

Heating Forced air

Cooling None

of Stories 1

Has Basement Yes

Exterior

Exterior Vinyl siding

Exterior Features Landscaped

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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