

\$474,900 - 40 Glenpatrick Crescent, Cochrane

MLS® #A2263301

\$474,900

3 Bedroom, 3.00 Bathroom, 1,098 sqft

Single Family on 0.08 Acres

Glenbow, Cochrane, Alberta

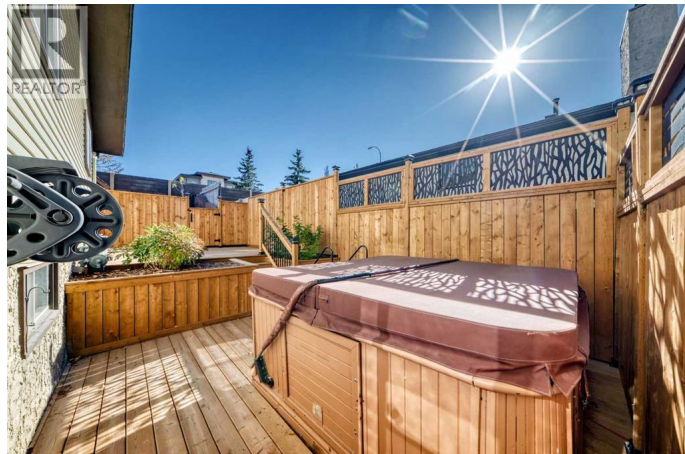
NO CONDO FEES!!! Fall in love with this wonderfully pampered home with over 1500 square feet of developed living space. CENTRAL AIR CONDITIONING. Beautiful, custom built deck on the south side of the home. Well-maintained HOT TUB and it's included! Stainless steel appliances. Large family room in the lower level. Parking for an RV. Cochrane Rodeo Grounds close by. 3 bedrooms and 3 bathrooms. Blink security camera included (no contract). Fresh paint. New roof in 2025. Move in ready. All of this and a mountain view from your main floor, west facing balcony. Definitely worth a look! (id:6289)

Built in 1981

Essential Information

Listing #	A2263301
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,098
Acres	0.08
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information



Address	40 Glenpatrick Crescent
Subdivision	Glenbow
City	Cochrane
Province	Alberta
Postal Code	T0L0W3

Amenities

Amenities	Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Concrete, Gravel
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Greater Calgary Real Estate
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Listing information last updated on November 5th, 2025 at 2:16am PST