

1304, 625 Glenbow Drive  
Cochrane, Alberta

MLS # A2232961



## \$323,000

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Common, Guest, Heated Garage, Parkade, Secured, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Prime Location with two, titled underground parking stalls. Discover this bright and inviting, well-maintained 2-bedroom, 2 -bath apartment that offers both comfort and functionality. The practical kitchen features modern appliances, granite countertops, ample cabinet space and breakfast bar. Adjacent to the kitchen is a bonus room and extra storage hidden with stylish sliding barn doors, making a great office space, dining room or kid's play area. The spacious living room with beautiful, updated laminate flooring divides the primary bedroom and second bedroom for maximum privacy. The east facing unit allows you to enjoy the glorious morning sun throughout the home and from your covered outdoor space, staying cool later in the day with the sun behind you. The primary bedroom includes a spacious walk-through closet leading to a full ensuite bath complete with granite counter tops and bathtub. The second bedroom is versatile, ideal for use as an office, guest room, or a roommate with access to a full bathroom. No carpet in unit, and new custom blinds throughout. The building has an abundance of guest parking and is centrally located within walking distance to all amenities, including coffee shops & restaurants, gas stations, groceries, liquor stores, hair salons, movie house, banks, medical offices, library, parks, church, walking paths, Historic Cochrane Rancho, & more. School buses and COLT, Cochrane's own on-demand transit, stop nearby. Quick access to the city, with only a 30-minute commute to downtown Calgary, 15 minutes to the city limits and one hour to Canmore. Unit can be sold furnished.