



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**24 Glendale Way
Cochrane, Alberta**

MLS # A2217301



\$550,000

Division:	Glenbow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-26-4-W5
Exterior:	Metal Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Don't miss this AFFORDABLE DETACHED HOME with a DOUBLE DETACHED GARAGE in Glenbow! Why rent when you can start building equity in your own home?! Beautifully updated including a new kitchen in 2019 with white shaker cabinets, quartz countertops, marble herringbone backsplash, a newer dishwasher, microwave, and gas stove as well as new paint. The main floor offers a bright front living room that is open to a generous sized dining room. From the dining room the patio doors lead out to the newer wood deck to enjoy your summer days. The main floor was updated with vinyl plank and laminate floors in 2019. Upstairs you will find the master suite which includes an updated 3 pc ensuite and large closet. There is an additional room on the 2nd floor and an updated 4 pc bathroom. In 2018 the upper level renovation included new laminate flooring, knockdown ceilings and double pane windows. The lower level has another room, laundry room and cozy family room with built-in craft bench and workspace. The basement updates include newer carpet, vinyl plank flooring in the laundry room and new paint and baseboards. The back yard has a fire pit area, oversized garage with a 16 x 12 ft workshop off the back end. The extra long driveway will handle parking for all your guests or a holiday trailer in the summer. Additional updates include a newer front and back door, triple pane windows on the main floor in 2021 as well the garage roof was replaced in 2024, gutters and downspouts on the house also replaced in 2024. Glenbow is a great neighbourhood providing walkable access to the many amenities Cochrane has to offer as well as serene walking paths along the creek, playgrounds and Glenbow Elementary School.

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