



**GRASSROOTS**  
REALTY GROUP

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**56 Glenhill Drive  
Cochrane, Alberta**

**MLS # A2218832**



**\$949,000**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** appliance in suite

This stunning, fully renovated home is a rare blend of luxury, functionality, and natural beauty &mdash; backing directly onto a tranquil creek and expansive park, right in the heart of Glenbow. With top-tier upgrades and thoughtful design throughout, it's the perfect retreat for modern living, complete with an illegal suite for extra income or family stays. Inside, you'll find spacious, open-concept living with rich hardwood floors, fine quality renovations, and functional spaces for the whole family. The chef's kitchen is a true showpiece, featuring high-end finishes, custom cabinetry, and premium appliances including a GE Monogram gas stove, built in speed oven, Miele dishwasher and maple accented fridge. The kitchen and nook area will be a favourite place to entertain as it looks out over the large backyard and out into the park beyond. The sunken living room is straight from a magazine with its cozy gas fireplace accented by custom built-in shelves, plus a custom office nook tucked neatly at the patio door entry. The upper level features three large bedrooms including the primary suite with an abundance of closet space and a spa-like ensuite. There's an additional full bathroom and two more large bedrooms on this level. An oversized, heated double garage with epoxy floors provides ample room for vehicles and storage, all while leaving room for a workbench area. There's also an incredible storage space under the garage equipped with shelving and easily accessible from the garage or from a separate room within the house. Additionally, the fully finished basement offers a complete suite &mdash; ideal for multigenerational living or rental income &mdash; with its own kitchen, bathroom, bedroom, living area, and private entrance. Enjoy outdoor living year-round with a large composite deck, hot tub, and a beautifully landscaped yard

overlooking mature trees and the park beyond. The durable fibre cement siding adds long-lasting curb appeal and the triple-pane windows also add value, comfort and peace of mind. This home offers the rare combination of upscale finishes, incredible space, and a setting that's truly second to none. A must-see for discerning buy