



**GRASSROOTS**  
REALTY GROUP

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**1113, 625 Glenbow Drive  
Cochrane, Alberta**

**MLS # A2240766**



**\$275,000**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	709 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Guest, Parking Lot, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-HD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Track Lighting		

**Inclusions:** None

Exceptional value in the heart of Cochrane's Glenbow neighbourhood! This freshly painted 2-bedroom, 1-bath apartment features brand new luxury vinyl plank flooring throughout for a modern, low-maintenance finish. The well-appointed kitchen offers granite countertops, rich cabinetry, and an extended peninsula perfect for casual dining or entertaining. Adjacent, you'll find a dedicated dining area that flows into a spacious living room with patio doors opening onto a covered outdoor space—ideal for morning coffee or evening relaxation. The primary bedroom includes a walk-through closet with built-in organizers and direct access to the 4-piece bathroom, which also has a second entrance from the living area for guests. The versatile second bedroom is perfect for an office, guest room, or roommate. Added conveniences include in-suite laundry, a large storage room, and an assigned parking stall. All in a well-managed complex close to parks, pathways, shopping, and Cochrane's vibrant small-town charm. Call today to schedule your viewing!