



**GRASSROOTS**  
REALTY GROUP

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

126, 1000 Glenhaven Way  
Cochrane, Alberta

MLS # A2248622



**\$659,000**

<b>Division:</b>	GlenEagles		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Garage Door Opener, Garage F		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Lawn, Level, Low Mai		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Vinyl Windows		
<b>Inclusions:</b>	Basement Entertainment Unit, Spare Bedroom Murphy Bed		

Carefree Condo Living in Beautiful Glenhaven. Enjoy main-floor living, modern updates, and space for guests—plus the freedom to lock up and go whenever you please. This immaculate 1,260 sq. ft., 3-bedroom, 2.5-bath condo offers the ideal blend of comfort, style, and freedom. Recent updates include an elegant kitchen with granite countertops, refreshed cabinetry, and a stunning primary ensuite complete with custom cabinetry and a steam shower—perfect for unwinding at the end of the day. The main level is thoughtfully designed for everyday ease: a spacious primary bedroom, laundry, and guest bath are all on one floor, complemented by warm Acacia hardwood flooring and an open-concept kitchen and living area for entertaining family and friends. The fully finished lower level provides space for visiting guests with two additional bedrooms, a four-piece bath, an office, and a cozy family room with in-floor heating. With an attached double garage, large back deck, low-maintenance landscaping, and a lock-and-leave lifestyle, you can travel, golf, or spend winters down south knowing your home is cared for. Downsize without compromise—this home is ready for you to move in and start enjoying more time for what matters most.