



**GRASSROOTS**  
REALTY GROUP

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**22 Glenhill Drive  
Cochrane, Alberta**

**MLS # A2249567**



**\$749,900**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Flag Lot, Fruit Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Separate Entrance		

**Inclusions:** Fridge, stove, washer/dryer

Possibly the best location in town! This lovely family home backs onto Big Hill Creek park and the back yard is well treed and private with a relaxing view of the treed creek side park The apples are ready for picking !Granny smith(?),crabapples and raspberry !!Your huge deck overlooks the babbling brook and park view! There is a sheltered access to the legal basement suite . The attached double front drive garage has an extra long driveway for comfortable parking . You must see the condition and beauty of this exceptional home! Make it yours ! (check out the video)