



GRASSROOTS
REALTY GROUP

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6 Castle Place Cochrane, Alberta

MLS # A2250957



\$629,000

Division:	Glenbow		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,820 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Private, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage		

Inclusions: All Attached Wall Shelves in House and Garage, Hot Tub, Pergola over the Hot Tub, Pellet Stove (AS-IS), Wardrobe & Cabinet in Basement, Desk and Cabinets in Utility Room.

OPEN HOUSE Saturday, September 24th from 2:00-4:00pm- Impeccable living in an ideal location- Nestled in a peaceful pocket of Glenbow, one of Cochrane's most beloved communities, this lovely home offers the perfect balance of tranquility and accessibility. Enjoy the serenity of a quiet neighbourhood retreat while being just moments away from Cochrane's shops, restaurants, entertainment, and everyday amenities. As you approach, the charming front porch invites you in, setting the tone for the warmth and character found throughout. Step inside to be greeted by soaring ceilings and skylights that flood the space with natural light. The updated flooring and open-concept layout seamlessly connect the front sitting room, dining area, kitchen and the breakfast nook—perfect for everyday living and entertaining! The beautifully updated kitchen is the heart of the home, featuring quartz countertops, high-gloss cabinetry, a gas stove, and a Samsung smart fridge—blending function and modern luxury. Step outside from the kitchen to your private garden oasis—a peaceful backyard sanctuary ideal for your morning coffee or unwinding at the end of the day. Surrounded by mature greenery and birdsong, it's a tranquil extension of your indoor living space. Upstairs, the spacious primary bedroom is a true retreat, with a spa-inspired tub and a beautifully updated ensuite bathroom for your ultimate comfort. Two additional bedrooms and a renovated main 4-piece bathroom, provides fresh and modern finishes the whole family will appreciate. The lower level is designed for connection and comfort, where a cozy wood burning fireplace becomes the centerpiece of your family room. French doors lead you to the hot tub jacuzzi, creating a seamless indoor-outdoor flow for year-round enjoyment. The basement offers additional flexible living

space—perfect for guests, recreation, or a home office—whatever your lifestyle requires. Additional highlights include an attached double garage, an exposed aggregate front driveway, updated bathrooms throughout, and direct access to Cochrane’s extensive trail system—perfect for exploring the natural beauty that surrounds you. All of this, within walking distance to schools, parks, and historic downtown Cochrane. Book your private showing today!