



GRASSROOTS
REALTY GROUP

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**17, 41 Glenbrook Crescent
Cochrane, Alberta**

MLS # A2253310



\$367,900

Division:	Glenbow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 492
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: None

Don't miss this chance to call one of Cochrane's most desirable townhome communities your new home! nestled beside the BREATHTAKING NATURAL BEAUTY of Big Hill Creek Ravine in the heart of Cochrane! this updated and move-in-ready two-storey offers nearly 1,600 sq. ft. of developed living space, 3 bedrooms, 1 full bath + 2 half baths, and a flexible loft perfect for a home office, reading nook or an additional bedroom. The bright and welcoming main floor features vaulted ceilings, a cozy wood-burning fireplace, and a spacious living area that flows seamlessly into the kitchen and dining room. Step outside to your private backyard patio—ideal for morning coffee, BBQs, or relaxing evenings. Upstairs, you'll find 2 generously sized bedrooms, a full bath, laundry, and the bonus loft. The finished basement adds even more versatility with a third bedroom, family room, half bath, and flex space. Parking is a breeze with a single attached garage, extra front pad, and bonus storage room. All of this in a prime location—walking distance to schools, major shopping, parks, trails, and of course, McKay's Ice Cream. Minutes from downtown Cochrane with nearly everything you need within a 10-MINUTE WALK. Whether you're a first-time buyer, growing family, or downsizer, this property offers incredible value, lifestyle, and convenience. Book your showing today before it's gone!