



GRASSROOTS
REALTY GROUP

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

**14 Glenhill Crescent
Cochrane, Alberta**

MLS # A2256005



\$629,900

Division:	Glenbow		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,255 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: None

Step into comfort and style with this charming and well-maintained bi-level home, ideally located in the desirable community of Glenbow. Thoughtfully updated with modern finishes and designed for functionality, this property is perfect for families seeking space, convenience, and timeless appeal. Upstairs, you'll find a bright and welcoming WHITE KITCHEN complete with QUARTZ COUNTERTOPS and a handy SPICE DRAWER—ideal for everyday cooking. The spacious living room features a cozy WOOD-BURNING FIREPLACE, creating a perfect spot to relax, while CENTRAL AIR CONDITIONING ensures year-round comfort. The main level offers three bedrooms, including a generous primary suite with its own 3-piece ENSUITE featuring a stylish TILED SHOWER. Major updates such as a NEW ROOF, HOT WATER TANK, and FURNACE add extra value and peace of mind. Downstairs, the FULLY FINISHED SUNSHINE BASEMENT is flooded with natural light and offers versatile living space, including a large REC ROOM, fourth bedroom, 3-piece bathroom, laundry room, storage area, and a handy COLD ROOM—great for families or guests. Enjoy outdoor living in the landscaped backyard, complete with a DECK, PAVING STONE PATIO, and BUILT-IN STORAGE BENCHES—ideal for entertaining or relaxing. An OVERSIZED DOUBLE DETACHED GARAGE with LANE ACCESS provides ample parking and room for projects or storage. Located just minutes from schools, parks, shopping, and Cochrane's scenic pathway system, this move-in-ready home combines location, lifestyle, and livability. Don't miss your chance to make it yours!