GRASSROOTS REALTY GROUP

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47 Glendale Way
Cochrane, Alberta

MLS # A2262737

$515,000

Division:	Glenbow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Gravel Driveway, None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: All Attached Wall Shelves, Garden Shed.

There’s no better place to start your dream of homeownership - Welcome to this sweet bungalow, full of charm and curb appeal, and ideally located one of Cochrane’s most established and beloved neighbourhoods. With its close-knit feel, walkable location, and enduring charm, Glenbow offers a rare blend of heritage and modern-day comfort. This home sits on a beautiful, treed lot with a backyard you’ll love spending quality time in with family and friends. Step inside and you’re welcomed by a bright and spacious living room — the perfect gathering place for cozy evenings or entertaining guests. The kitchen features an open-concept flow with granite countertops, a gas stove, and stainless steel appliances, seamlessly connected to the dining area. A lovely bay window overlooks the peaceful backyard, creating the perfect spot for morning coffee or family meals. The main floor offers a spacious primary bedroom, two additional bedrooms, and a full bathroom, making it ideal for families or those seeking one-level living. Downstairs, the lower level is fully finished and ready for your personal touch — whether it’s a home gym, kids’ playroom, or family room for movie nights. The lower-level bedroom offers great space as a guest room or flex area. You’ll also find a convenient 2-piece bathroom, a laundry area, and a large storage/workshop space for those who love to get creative or need room for hobbies. The backyard is a true retreat — where nature meets home. With its sunny south exposure, full privacy, and lush greenery, this is a space you’ll treasure year-round. A storage shed keeps all your garden tools organized, and the off-street parking offers room for two vehicles. This home is just steps from Glenbow School (K–4) and surrounded by beautiful walking trails that connect you to the

Bow River and historic Cochrane Ranche Park. Don’t miss your chance to own this charming bungalow in a prime location — offering comfort, character, location and affordability all in one. Book your showing today!

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