



**GRASSROOTS**  
REALTY GROUP

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**40 Glenpatrick Crescent  
Cochrane, Alberta**

**MLS # A2263301**



**\$459,500**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Hot Tub, Shed

FALL IN LOVE with this wonderfully pampered home with over 1500 square feet of developed living space. CENTRAL AIR CONDITIONING. Beautiful, custom built deck on the south side of the home where you can relax after work and enjoy your favourite beverage. Double attached garage. Well-maintained HOT TUB and it's included! Stainless steel appliances. Large family room in the lower level. Parking for an RV. Cochrane Rodeo Grounds close by. 3 bedrooms and 3 bathrooms. Blink security camera included (no contract). Fresh paint. New roof in 2025. LOW MAINTENANCE YARD! Move in ready. All of this and a MOUNTAIN VIEW from your main floor, WEST FACING balcony. We look forward to your visit.