



**40 Glenpatrick Crescent
Cochrane, Alberta**

MLS # A2263301

\$459,500



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	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.