



GRASSROOTS
REALTY GROUP

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**40 Glenpatrick Crescent
Cochrane, Alberta**

MLS # A2263301

\$474,900



Division:	Glenbow		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,098 sq.ft.	Age:	1981 (44 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 Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	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

NO CONDO FEES!!! 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. 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. Move in ready. All of this and a mountain view from your main floor, west facing balcony. Definitely worth a look!