



GRASSROOTS
REALTY GROUP

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**14 Glenhill Crescent
Cochrane, Alberta**

MLS # A2264793



\$609,900

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:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions:	None
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Welcome to this beautifully maintained bi-level home in the sought-after community of Glenbow—where comfort meets style and functionality. Thoughtfully updated with modern finishes, this inviting property is perfect for families who value space, convenience, and classic charm. Upstairs, the bright and airy WHITE KITCHEN boasts gleaming QUARTZ COUNTERTOPS and a clever SPICE DRAWER, making everyday cooking a breeze. The adjacent living room offers a warm and welcoming atmosphere, centred around a cozy WOOD-BURNING FIREPLACE—perfect for relaxing evenings. Stay comfortable year-round with CENTRAL AIR CONDITIONING. The main level features three bedrooms, including a spacious primary suite with a private 3-piece ENSUITE and TILED SHOWER. Major updates such as a NEW ROOF, HOT WATER TANK, and FURNACE offer added peace of mind and long-term value. The FULLY FINISHED SUNSHINE BASEMENT is filled with natural light and provides flexible living options with a large REC ROOM, fourth bedroom, 3-piece bathroom, laundry area, storage space, and a COLD ROOM—ideal for guests or growing families. Step outside to enjoy the landscaped backyard, featuring a DECK, PAVING STONE PATIO, and BUILT-IN STORAGE BENCHES—perfect for entertaining or relaxing in your private outdoor space. The OVERSIZED DOUBLE DETACHED GARAGE with LANE ACCESS offers ample room for vehicles, tools, and hobbies. All this, just minutes from schools, parks, shopping, and Cochrane’s beautiful pathway system. This move-in-ready home blends location, lifestyle, and lasting value—don’t miss your opportunity to call it yours!