



GRASSROOTS
REALTY GROUP

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**3108, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2274155

\$339,900



Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Paved, Secured, Side By Side, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to comfort, convenience and true walkability in the heart of Cochrane. This bright and inviting 2 bedroom, 2 full bathroom ground floor suite in Glenbow Landing offers an ideal blend of accessibility and modern living, complete with one titled underground parking stall and one assigned surface stall. This SE facing home features a smart, open layout with large windows and bedrooms thoughtfully positioned on opposite sides of the unit perfect for first time buyers, downsizers or investors looking for a functional and highly rentable floor plan. The kitchen is well appointed with stainless steel appliances, granite counters, tile backsplash, abundant cabinetry, a breakfast bar and a generous pantry closet. The living and dining area provides comfortable space for full sized furniture and opens onto the enclosed ground level balcony, offering privacy, security and an extended outdoor living area you can enjoy through multiple seasons. The spacious primary bedroom includes a walk through closet and a 3 piece ensuite with granite counters and a large stand up shower. The second bedroom is located beside the 4 piece main bath, making it ideal for guests, a home office or a roommate setup. An in suite laundry room with extra storage adds everyday convenience. Additional features include a welcoming front entry with a full sized coat closet and the ease of ground floor access, perfect for those who prefer no stairs. Condo fees include heat and water, adding value and simplicity to your monthly expenses. Situated just steps from Cochrane's restaurants, coffee shops, grocery stores, parks and pathways, this move in ready home offers an easy, walkable lifestyle in one of the community's most convenient locations. A fantastic opportunity for ownership or investment in sought after Glenbow Landing.

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