



GRASSROOTS
REALTY GROUP

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**3410, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2281175



\$339,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Animal Home, No Smoking Home		

Inclusions: None

Top Floor | 2 Beds | 2 Baths | Air Conditioned | U/G Storage | 2 Surface Parking Stalls | Pets ok | Experience top-floor living with amazing panoramic views in this beautiful, air-conditioned unit at Glenbow Landing. This meticulously maintained home features a fabulous open layout enhanced by durable vinyl plank flooring. The chef-inspired kitchen offers granite countertops, a breakfast bar, stainless steel appliances, and abundant prep space. It flows seamlessly into a dining area large enough for a substantial table and a bright, inviting living room. Step through the sliding glass doors to your private balcony to take in the scenery. The primary retreat easily accommodates a king-size set and boasts a 4-piece ensuite with granite finishes. A generously sized second bedroom and another full 4-piece bathroom (also with granite) make this unit perfect for guests or a home office. For added convenience, the dedicated laundry room offers significant in-suite storage. Value-added bonuses: Two side-by-side parking stalls (with plug-ins). A massive titled storage room in the underground garage. Pet-friendly (1 dog under 15kg or 2 cats, subject to approval). Book your showing today to see why Living in Cochrane is Loving where you Live."