



**6 Glenbrook Crescent
Cochrane, Alberta**

MLS # A2283413



\$730,000

Division:	Glenbow		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to a truly special home in the heart of Glenbow, where timeless craftsmanship, thoughtful upgrades, and an unbeatable walkable location come together beautifully. Lovingly maintained and upgraded, this one-of-a-kind property has been the setting for raising a family, hosting gatherings, and building lifelong friendships. Nestled on a close-knit street known for its island park BBQs and welcoming neighbors, this established community offers the perfect blend of families and empty nesters in a warm, small-town atmosphere. Inside, the unique open-concept design seamlessly connects the living room, dining area, and kitchen—an ideal layout for entertaining. Rich hardwood flooring runs throughout the main level, complemented by quality solid-wood craftsmanship including custom kitchen cabinetry, interior doors, and stunning wood paneling and shelving in the front den. Two nostalgic wood-burning fireplaces in the front den and living room create inviting spaces to relax and unwind. The sun-filled kitchen offers generous counter space for the home chef, while the renovated master bathroom, updated kitchen, and refreshed laundry room reflect true pride of ownership. The fully developed basement expands your living space with a spacious TV/entertainment area, two additional rooms perfect for bedrooms or a home office, and substantial storage in the sub-basement. TWO HIGH EFFICIENCY FURNACES provide efficient comfort—one serving the basement and main floor, and a second dedicated to the upstairs bedrooms and loft. Major upgrades add tremendous value and peace of mind. LUXURY TRIPLE PANE European windows with oak casings and trim were installed in September 2024. The home has been re-roofed with newer shingles, original gutters have been replaced, and a special stucco weather

coating enhances durability and protection. Outside, mature landscaping creates exceptional privacy in both the front and backyard. Enjoy brick walkways, gardens, hedges, and two generously sized back decks and patio areas—perfect for summer evenings. Trees were professionally pruned in spring 2025. The oversized 24' x 24' detached two-car garage features extra bright lighting, along with a brand-new garage door and opener installed in spring 2025. The location is simply outstanding. Walk to downtown Cochrane's main amenities including the library, grocery store, pharmacy, medical and dental offices, playgrounds, parks, and the scenic creek and Bow River pathways. It's also an easy walk to the elementary school and offers quick access to Calgary for commuting or shopping. Weekend escapes to Kananaskis, Canmore, and Banff are just a short scenic drive away, with mountain views to inspire you daily. This is more than a home—it's a rare opportunity to own a beautifully maintained property in one of Cochrane's most established and cherished neighborhoods.