



GRASSROOTS
REALTY GROUP

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**1, 73 Glenbrook Crescent
Cochrane, Alberta**

MLS # A2284168



\$365,000

Division:	Glenbow		
Type:	Residential/Triplex		
Style:	3 Level Split		
Size:	842 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 472
Basement:	Full	LLD:	3-26-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Wake up to open skies, mountain views, and nature right outside your front door—without paying detached-home prices. This charming end-unit townhouse offers the privacy and freedom you’ve been looking for, in a setting that’s hard to find at this price point. Perfect for first-time buyers, singles, or small families, this 3-bedroom, 2-bath home is designed for real life. You’ll love the direct front exposure to nature and walking paths—no neighbours staring back at you, just trees, open views, and peaceful surroundings. Morning walks, dog adventures, and mountain views on clear days become part of your daily routine. The pet-friendly, well-managed complex keeps ownership simple, with low condo fees that help you protect your monthly budget. Inside, the layout is practical and inviting, with bright living spaces, a functional kitchen, and a finished basement that adds flexibility for work, relaxation, or play. Step outside to the front deck, the perfect spot to enjoy sunsets or gather around a firepit in the evening. Convenience is built in with a parking stall just steps from the front door, along with over 150 sq ft of crawl space, ideal for keeping storage out of sight but close at hand. From the moment you walk in, this home feels easy to live in—offering privacy, outdoor access, and value rarely found at this level. If you thought detached-style living with views was out of reach, this is your opportunity. Book your showing and see just how far your budget can go.