



**22 Glenhill Drive
Cochrane, Alberta**

MLS # A2287701



\$719,900

Division:	Glenbow		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,318 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Flag Lot, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: n/a

OPEN HOUSE THIS SATURDAY 1-4:00 P.M.!!!Possibly the best location in town! This lovely family home backs onto Big Hill Creek park and the back yard is well treed and private with a relaxing view of the treed creek side park Our "deer" friends come and enjoy the solitude and fresh apples, crabapples and raspberries!. Original kitchen was renovated to add more room and a very nice island. The dining room was added to provide functional and enjoyable friend space ! The sunken living room with feature electric fireplace is private and very comfortable with vaulted ceiling.!!Your huge deck overlooks the babbling brook and park view! Have the wonderful morning sun to enjoy your breakfast coffee,a very private spot to relax and listen to the quiet. Access to a private laundry and storage is off the kitchen in the basement area .There is very convenient access to the jogging/walking paths of the Big Hill creek and the Bow River recreation system. Sheltered access under the deck to the legal basement suite .The bright and sunny basement suite has several big windows and is very comfortable and well set up. includes a gas fireplace and its own laundry .Each level has its own laundry . The attached double front drive garage has an extra long driveway for comfortable off street parking . What a great family neighbourhood ,close to elementary school, parks, and pathways. You must see the condition and beauty of this exceptional home! Make it yours ! (check out the video)