



**3407, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2289146



\$359,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: N/A

Welcome to this beautifully maintained TOP floor 3 bed, 2 bath condo located in one of Cochrane's most desirable and walkable locations. With over 900 square feet of thoughtfully designed living space, this WEST facing unit offers stunning mountain views and an abundance of natural light. Step out onto your private west facing patio and take in breathtaking Alberta sunsets. With added shade screening on the north side, you'll enjoy enhanced privacy while relaxing outdoors. Inside, you'll find granite countertops, durable vinyl plank flooring, and a functional open concept layout perfect for both daily living and entertaining. The spacious primary bedroom includes its own ensuite, while the versatile third bedroom can easily serve as a home office, guest room, or creative space. Exceptional in-unit storage and laundry ensures comfortable and practical condo living. The location truly sets this home apart. Enjoy a five minute walk to downtown Cochrane, including the iconic McKay's Ice Cream, local cafes, boutiques, restaurants, and river pathways. Schools, parks, and everyday amenities are all close by, with quick access for commuting to Calgary or escaping west to the mountains. Complete with 2 PARKING STALLS, 1 underground and 1 surface, this property offers incredible value in a highly sought after location. Quick book your showing today, before it's too late!