



**3108, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2290268

\$324,900



Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Paved, Secured, Side By Side, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to effortless living in Glenbow Landing. This bright southeast facing 2 bedroom, 2 bathroom ground floor suite offers comfort, convenience and true walkability in the heart of Cochrane. Step inside to a smart open layout with bedrooms positioned on opposite sides for privacy, making it ideal for first time buyers, downsizers or investors. The kitchen features granite countertops, stainless steel appliances, a breakfast bar and generous pantry. The living and dining area easily accommodates full size furniture and opens to an enclosed ground level patio, perfect for extended outdoor living through multiple seasons. The spacious primary bedroom includes a walk through closet and private ensuite. The second bedroom is thoughtfully positioned within the suite and located near the main full bathroom, offering flexibility for guests, a roommate setup or a dedicated home office. Additional highlights: • Titled underground parking stall • Assigned surface stall • Pet friendly building • Low condo fees including heat and water • Steps to restaurants, coffee shops, groceries and pathways Move in ready. Easy to rent. Easy to love.