



**94 Glendale Way  
Cochrane, Alberta**

**MLS # A2295982**



**\$549,900**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Lawn, No Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-26-4-W5
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** wooden clothes hanger stand in 4th bedroom, deep freeze, shed and fire wood

This one is a GOODER!!!! You won't want to miss out. Nestled in the desirable and mature Glenbow neighborhood, this property offers over 1759 square feet of updated modern developed living space. Quick possession possible. This awesome bungalow has updated kitchen cabinetry, sink, flooring, light fixtures, bathrooms, doors, windows and more. Five appliances are included. It's an ideal home for families, with three bedrooms upstairs along with a 4 piece bathroom. Also offers a good sized kitchen with eating area as well as a bright and spacious living room. In the fully developed lower level, you will find the 4th bedroom a 2nd full bathroom plus a large family room and laundry area. Additional highlights include ample parking and a detached oversized double 20 x 24 garage, ideal for vehicles, storage, or a workshop setup. The West-facing fenced backyard features your own private gate that opens onto a walking path which offers convenient access to schools, parks, shopping, the Bow River, and Cochrane Ranch. Whether you're a first-time buyer, growing family, or investor, this home offers incredible value in a sought-after neighborhood. Don't miss out on this opportunity to make it yours - schedule your private showing today!