



**3112, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2298314



\$352,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained corner ground floor apartment in the heart of Glenbow, Cochrane, offering a functional layout and exceptional convenience. This bright and inviting home features 2 bedrooms and 2 bathrooms, perfect for first time buyers, downsizers, or investors. The well appointed kitchen showcases stainless steel appliances including a new Bosch dishwasher, granite countertops, tile backsplash, ample cabinetry, and a convenient breakfast bar. New lighting throughout the home enhances the modern feel, while the spacious primary bedroom offers a walk through closet leading to a private 3 piece ensuite complete with granite countertops and a large stand up shower. A second bedroom and a full 4 piece bathroom provide flexibility for guests, family, or a home office. Both bathrooms have been updated with new shower heads. An in suite laundry room with additional storage adds everyday practicality, while the welcoming front entry features a full size coat closet. Ground floor access makes this home especially appealing for those seeking a no stairs lifestyle. This unit includes one titled underground parking stall (#291) and one assigned surface stall (#139). Ideally located just steps from Cochrane's restaurants, coffee shops, grocery stores, parks and walking paths.