



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

MLS # A2300298



\$314,900

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 one of the best value opportunities in Glenbow Landing. This bright southeast facing 2 bedroom, 2 bathroom ground floor unit offers a smart layout, low condo fees and a lifestyle that is hard to beat at this price point. With bedrooms positioned on opposite sides, the layout provides privacy and flexibility for guests, roommates or a home office. The open concept kitchen features granite countertops, stainless steel appliances, a breakfast bar and ample storage, flowing seamlessly into the living and dining space. Step outside to your enclosed ground level patio, perfect for enjoying morning coffee or extending your living space throughout the seasons. Additional features include TWO parking stalls, one titled underground and one assigned surface stall, plus in suite laundry and a move in ready condition. Located just steps to restaurants, coffee shops, groceries and walking paths, this is an ideal option for downsizers, first time buyers or investors looking for a practical and low maintenance property. Now offered at an exceptional value, this is one you do not want to miss.