



**11 Glenbrook Place
Cochrane, Alberta**

MLS # A2146532



\$699,999

Division:	Glenbow		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,100 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gentle Sloping, No F		

Heating:	Central, Fireplace(s), Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RS-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Pantry, Recreation Facilities, Smart Home, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound		
Inclusions:	Fully Furnished		

For more information, please click on Brochure button below. Stunning Home located on a cul-de-sac in the highly desirable Glenbow neighborhood of Cochrane, this beautiful home offers a serene, community-focused lifestyle. An oversized, heated, and insulated double garage provides ample space for vehicles and storage, perfect for the colder months. The property includes a large Private RV parking area, making it ideal for outdoor enthusiasts and travelers. Enjoy cozy evenings with a professionally installed modern wood stove featuring a large glass viewing area, combining warmth and ambiance. A fully wired home theater system integrated into an audio-visual closet provides an exceptional entertainment experience. This fully fenced very private backyard features an irrigation system and over 10 mature trees, each over 50 feet tall, creating a majestic & tranquil outdoor space. Equipped with a Nest thermostat & smoke detector, and a security system that all report to your phone, the home offers modern conveniences and enhanced safety. Experience the perfect blend of luxury, comfort, and convenience in this stunning Cochrane home. With its prime location and numerous amenities, this property is a rare find.