



**56 Glenwood Place
Cochrane, Alberta**

MLS # A2188890



\$699,900

Division:	Glenbow		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,750 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Silent Floor Joists, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: attached garage shelves

Open House Sunday February 23rd from 12:30-3:30 pm. Welcome home to your custom-built 4-bedroom brick and cedar split-level home, on a large corner lot, in the mature family neighborhood of Glenbow in Cochrane. As you enter the home, you are greeted with an open living and dining room complete with hardwood floors and a large picture window. The adjacent large kitchen features lots of light with large windows and skylights. Just off the dining room is your private covered and screened deck which is sure to be a favorite summer hangout for the whole family. Heading upstairs there are three bedrooms and a main bathroom with a shower-tub. The upstairs master bedroom includes an ensuite with shower-tub and the other two rooms have plenty of room for kids or home office space. Going down a few steps from the main floor, there is a bathroom and a door to your backyard. Also on this level, there is a finished laundry room and a cozy family room that features a wood burning fireplace and large windows. From the family room there is a stairway to the basement level which has a large recreational room/media room and a bedroom. There is also an office/hobby room and plenty of storage in the basement as well. Outside, there is a professionally landscaped yard that features an upgraded backyard with a patio area including flower boxes and a raised garden. There is a large, detached garage that is heated and insulated and makes the perfect haven for the handy man. This home features many updates and upgrades including triple pain windows done in 2012, 50-year shingled roof in 2016 along with new soffits and gutters, high efficiency furnace with heat recovery ventilator in 2003, new water tank in 2018, and many other updates. This wonderful home is in the heart of Cochrane in Glenbow. Glenbow features a wonderful K-4 school just steps away

from this home, a pathway system that leads to tennis courts, the Cochrane ranch, and to the river pathway system. You can also easily walk or bike downtown or to the grocery store. This home is well built, upgraded, well located, and offers you the opportunity to put your own stamp on it. Don't miss this one, stop by an open house or call your Relator today to book a private showing.