



**17, 41 Glenbrook Crescent
Cochrane, Alberta**

MLS # A2195616



\$379,900

Division:	Glenbow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Carport, Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

DON'T MISS OUT on a CHANCE to OWN this BEAUTIFUL TWO-STOREY TOWNHOME, NESTLED beside the BREATHTAKING NATURAL BEAUTY of BIGHILL CREEK RAVINE. This CHARMING and WELL-MANAGED COMPLEX consists of 20 Townhomes and is just Blocks away from the HEART of DOWNTOWN in the HISTORIC PART OF CENTRAL COCHRANE, with SEVERAL KILOMETERS of WALKING TRAILS NEARBY. This TOWNHOME Offers ALMOST 1,600 SQUARE FEET of DEVELOPED SPACE, FEATURING THREE BEDROOMS, a BONUS ROOM That can be CONVERTED into ANOTHER BEDROOM, and Three Bathrooms. You will also ENJOY THE CONVENIENCE of a SINGLE ATTACHED GARAGE and a PARKING PAD for a SECOND CAR. ADDITIONALLY, There is a CONVENIENT OUTDOOR STORAGE ROOM NEXT TO THE ENTRANCE-EVERYTHING YOU NEED TO DO IS MOVE IN and ENJOY. The MAIN FLOOR BOAST a FANTASTIC LIVING SPACE with BEAUTIFUL LAMINATE FLOORING, a COZY FIREPLACE, a VAULTED CEILING in the LIVING ROOM, and LARGE WINDOWS that let in PLENTY OF NATURAL LIGHT, GIVING THE HOME a VIBRANT ENERGY. THE SPACIOUS DINING and KITCHEN AREA includes AMPLE WHITE CABINETS for all your KITCHEN GADGETS. You can also step out and RELAX in the Private Backyard and CREATE LASTING MEMORIES, WHETHER it be a BARBECUE, or PLAYTIME FOR THE KIDS. Upstairs, YOU will Find TWO INVITING BEDROOMS, a FULL BATHROOM, a Bonus Room, and CONVENIENT LAUNDRY FACILITIES, TOPPED OFF with a Half Bath on the Main Floor. The SPACIOUS and BRIGHT FAMILY ROOM in the Basement is PERFECT for ENTERTAINING GUESTS or ENJOYING FAMILY MOVIE NIGHTS and FEATURES

PLENTIFUL STORAGE, an ADDITIONAL BEDROOM, and a FLEX ROOM. A HOUSE Like this Does not Come along very Often in this COMPLEX. This is the PERFECT PROPERTY YOU Have been DREAMING OF, OFFERING the LIFESTYLE YOU TRULY DESERVE. Call NOW to SCHEDULE your PRIVATE SHOWING before it's Gone!!!