



GRASSROOTS
REALTY GROUP

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**99 Glenhill Drive
Cochrane, Alberta**

MLS # A2204944



\$639,900

Division:	Glenbow		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Enclosed, Garag		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Lawn, Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Brick, Metal Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Refrigerators, washer, Dishwasher, electric stove

Picture this; a beautifully updated detached home with revenue potential, on a large mature lot in the established and sought after community of Glenbow. This bilevel includes over 2,000sqft of developed living space between the main floor and the suite, and sits on a beautiful sloping lot with an oversized garage (24x24), tiered garden beds, dog run and ample onsite additional parking (6 spaces total). This home has been extensively renovated including: all new kitchen, living room, dining room, main bath and two upper bedrooms. New floors, trim, paint, light fixtures and windows. Newer appliances (including laundry), new deck, newer roof, and newer suite with separate entrance and wood burning fireplace. The possibilities are endless with the ability to generate additional income or have the private lower level for extended family to live under the same roof. If you don't wish to have tenants then use the space for your personal use with a large wet bar or second kitchen.