



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2211385**



**\$367,999**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Private		

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

**Inclusions:** None

DON'T MISS OUT on this incredible opportunity to own a BEAUTIFUL TWO-STOREY TOWNHOME nestled beside the BREATHTAKING NATURAL BEAUTY of Big Hill Creek Ravine in the heart of Cochrane! This charming, well-managed complex is located, within WALKING DISTANCE to SCHOOLS, MAJOR SHOPPING CENTRES, PARKS, SCENIC WALKING TRAILS, and the famous MCKAY'S ICE CREAM. You're also just minutes from downtown Cochrane, WITH NEARLY EVERYTHING WITHIN A 13-MINUTE WALK—a truly unbeatable location for lifestyle and convenience. BOASTING ALMOST 1,600 SQ FT OF DEVELOPED LIVING SPACE, this thoughtfully designed home offers 3 BEDROOMS, 1 FULL BATHROOM, 2 HALF BATHROOMS, AND A BONUS LOFT that can easily be transformed into a HOME OFFICE, READING NOOK, or an additional bedroom. The SINGLE ATTACHED GARAGE and extra PARKING PAD offer room for two vehicles, plus there's a convenient outdoor storage room right by the entrance! Step inside to discover a bright main floor featuring an open-concept kitchen and dining area with ample white cabinetry, blending seamlessly with A SPACIOUS LIVING ROOM complete with a wood-burning fireplace, vaulted ceilings, and large windows that bathe the space in natural light. A deck door leads to your private backyard patio—perfect for BBQs, Morning Coffee, playtime, or unwinding after a long day. Upstairs, you'll find TWO LARGE BEDROOMS, a FULL BATHROOM, A BONUS LOFT, and the CONVENIENCE OF UPSTAIRS LAUNDRY, all designed for comfort and functionality. The FULLY FINISHED BASEMENT includes a third bedroom, a bright and cozy family room, a half bath, and a flex room ideal for guests, hobbies, or a home gym. Whether

you're a first-time buyer, a growing family, or looking to downsize without compromising location or space—this is the perfect home that offers the lifestyle you truly deserve. Call today