

# \$425,000 - 268 Glenpatrick Drive, Cochrane

MLS® #A2211991

**\$425,000**

5 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.09 Acres

Glenbow, Cochrane, Alberta

Excellent Investment! Amazing VALUE for this BRIGHT and SPACIOUS home with 3 + 3 BEDROOMS. Upstairs features a spacious KITCHEN, a DINING ROOM, and a large LIVING ROOM with a COZY wood-burning FIREPLACE. There are also 3 BEDROOMS, a full BATHROOM, and a LAUNDRY ROOM. There is a SEPARATE entrance to the LOWER LEVEL, which has LARGE WINDOWS making it nice and BRIGHT! You'll find a spacious KITCHEN, DINING AREA, large LIVING ROOM, 3 BEDROOMS, a BATHROOM, and a LAUNDRY ROOM. NEW FLOORING has just been installed on the LOWER LEVEL.

Enjoy a LARGE FENCED BACKYARD and a spacious PARKING PAD at the front. Walking distance to PARKS, SHOPPING, RESTAURANTS, and AMENITIES. Exceptional Value!

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211991  |
| Price          | \$425,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 989       |
| Acres          | 0.09      |
| Year Built     | 1982      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 268 Glenpatrick Drive |
| Subdivision | Glenbow               |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C 1G6               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Gas                      |
| Has Basement      | Yes                      |
| Basement          | Finished, Full, Walk-Out |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Back Lane, Back Yard    |
| Roof              | Asphalt Shingle         |
| Construction      | Metal Frame, Wood Frame |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 12               |
| Zoning         | R-MX             |

# Listing Details

Listing Office                      RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.