

# \$250,000 - 301, 40 Glenbrook Crescent, Cochrane

MLS® #A2207461

**\$250,000**

2 Bedroom, 1.00 Bathroom, 875 sqft

Residential on 0.00 Acres

Glenbow, Cochrane, Alberta

A bright and spacious TOP-FLOOR CORNER unit in the sought-after Glenbow Manor! This home offers INCREDIBLE VALUE in a prime location. Walking distance to shopping, amenities, and the scenic Bow River, Offering 875 SQ.FT. of living space in a well maintained, quiet complex with only 6 units per floor.

Step inside to find HARDWOOD FLOORS and elegant WAINSCOTTING throughout, adding warmth and character to the space. The open living and dining area flows seamlessly to your PRIVATE BALCONY, creating the perfect space to relax or entertain. The bright kitchen is conveniently located with access from the dining room and central hallway, and includes a pantry cupboard. The bathroom is a spacious with a good size vanity and a bathtub/shower. Both bedrooms feature CUSTOM BUILT-IN CLOSETS for optimal storage. A dedicated IN-SUITE STORAGE ROOM provides extra convenience, and common laundry facilities are just steps away. Plus, enjoy the benefit of your own ASSIGNED PARKING STALL.

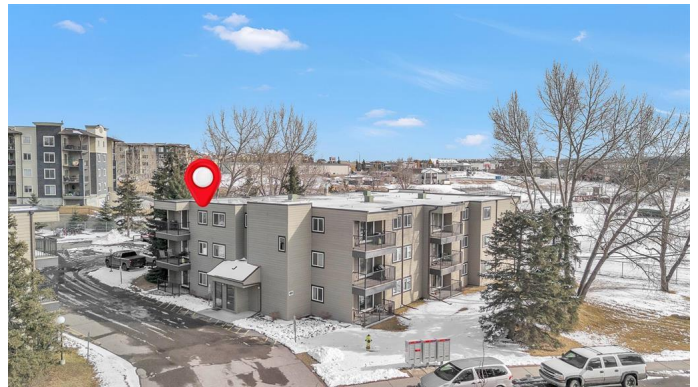
Book a showing today and find out why this could be a smart move for you.

Built in 1980

## Essential Information

MLS® # A2207461

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 875               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 301, 40 Glenbrook Crescent |
| Subdivision | Glenbow                    |
| City        | Cochrane                   |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T4C 1T2                    |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry, Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Parking Lot, Plug-In, Stall, Assigned                          |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                                       |
| Appliances        | Microwave, Range, Range Hood, Refrigerator, Window Coverings |
| Heating           | Natural Gas, Radiant                                         |
| Cooling           | None                                                         |
| # of Stories      | 3                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle, Membrane |
| Construction      | Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 14   |
| Zoning         | R-MD |

## **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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