



**92 Glenhill Drive
Cochrane, Alberta**

MLS # A2310605



\$674,000

Division:	Glenbow		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,313 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Storage Shed, Fire Pit

Mountain views and no neighbours behind you on a large lot. Check out this expansive bi-level in the heart of Cochrane immediately impresses with its curb appeal, featuring a double attached garage and a beautiful front yard with mature evergreens. Once inside, the home opens up into a spectacular living area defined by soaring vaulted wood-plank ceilings and oversized windows that bathe the space in natural light. The interior has been updated with fresh paint throughout, newer windows on the main level, and stylish, durable wide-plank laminate flooring that flows seamlessly through the main living areas, offering a cohesive and contemporary look. The main floor layout is designed for functionality, featuring a dining room that overlooks the living room. In the kitchen, you will find stainless steel appliances, ample cabinetry, and a glass sliding door with direct access to the deck and the backyard. Down the hall, the floor plan includes three bedrooms and a full 4pc bathroom. The primary bedroom serves as a comfortable retreat, complete with its own private 2pc ensuite. The fully finished lower level doubles your living space, centered around a massive recreation room. This cozy sanctuary is anchored by a floor-to-ceiling brick-faced wood-burning fireplace, ideal for those cold Alberta winters. This level also features a versatile bonus room, perfect for a home office, gym, or hobby space, alongside a large laundry room, a 2pc bathroom, and extensive storage solutions in the utility and crawl space areas. The walk-up to the back yard is a great feature. Outdoor living is where this property truly shines. The rear deck is an entertainer's dream, complete with a direct propane hookup for your BBQ and stunning views of the Rocky Mountains. The tiered landscaping creates a private park-like atmosphere with no neighbours behind, backing onto green space. The

yard is a gardener's delight, boasting raised garden beds, mature trees, and a stone-paved fire pit area for summer nights under the stars. Location is everything, and this home delivers. Situated just moments from Glenbow School, a vast network of walking paths, and all the essential shopping and amenities Cochrane has to offer, 92 Glenhill Drive is more than just a house, it's the lifestyle you've been waiting for.