



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

126 Glenhill Drive  
Cochrane, Alberta

MLS # A2311017



**\$579,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbow                            |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,132 sq.ft.                       | <b>Age:</b>   | 1983 (43 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                          |               |                   |
| <b>Lot Feat:</b> | Garden                             |               |                   |

**Heating:** Forced Air

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** n/a

Lovely bungalow in a WONDERFUL location siding onto a GREENSPACE in the Glenbow area of Cochrane. 3 Bedrooms, 2 full baths with tons of space for gatherings with friends and family. Private and very lovely backyard, perfect for summer garden parties or just relaxing outdoors. OVERSIZED single detached garage with TONS of space for a vehicle and any other large items. Finished basement with a 4th bedroom and a 3 pc bath. AWESOME value for a single detached dwelling. DON'T MISS OUT!