

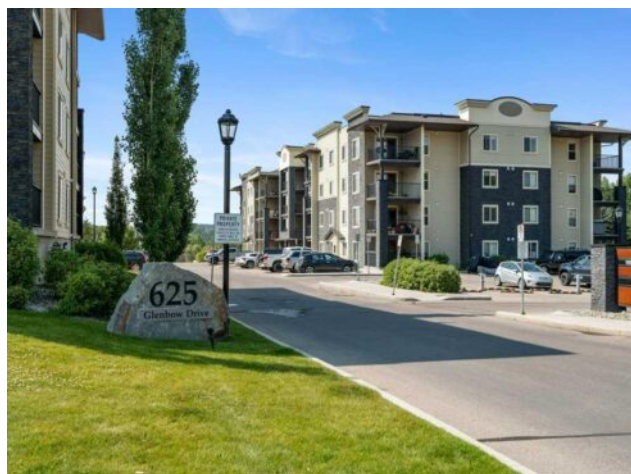


GRASSROOTS
REALTY GROUP

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2302, 625 Glenbow Drive
Cochrane, Alberta

MLS # A2313665



\$345,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Slate, Vinyl

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Beamed Ceilings, Breakfast Bar, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 554

LLD: -

Zoning: R-HD

Utilities: -

Inclusions: N/A

Welcome to Glenmore Landing! Experience the best of both worlds in this stunning third-floor corner unit with 2 beds, 2 baths +open office, nestled in the heart of Cochrane. This meticulously maintained residence offers an unparalleled lifestyle for those who crave the vibrant energy of a downtown core while cherishing the serene beauty and proximity of the Canadian Rockies. Positioned at the quiet end of the hallway for maximum privacy and minimal foot traffic, this end unit benefits from additional natural light, enhanced airflow, and a more spacious balcony—perfect for enjoying fresh mountain air. The suite is ideally situated for effortless living with both elevator access and a convenient stairwell nearby. Step outside your door and find yourself within two to three blocks of Cochrane’s historic Main Street, where you can soak in the atmosphere at a local western saloon, hit the fitness club, or run daily errands at grocery stores, pharmacies, restaurants, and banks. For the outdoor enthusiast, the location is a dream; one block west, meandering walking paths lead toward the river, while the complex itself backs onto the local rodeo grounds and park land, hosting spirited community events throughout the year. When the mountains call, a scenic 40-minute drive delivers you to the world-class peaks of Canmore, with Ghost Lake only 20 minutes away for boating and camping. Upon entering the suite, you are greeted by a functional foyer featuring a large closet and an expansive storage room with full-sized washer/dryer. To your left, a generous open area provides the perfect footprint for a dedicated home office, leaving the two bedrooms—strategically located on opposite sides of the suite for maximum privacy—entirely for rest. The heart of the home is a bright living and dining area featuring brand-new flooring that flows through the bedrooms, perfectly

complementing the faux slate tile in the entrance, kitchen, and bathrooms. As a desirable Building 2000 unit, this suite boasts 33% larger windows than most other units, flooding the space with natural light. The kitchen is a chef's delight with granite countertops and upgraded stainless steel appliances, while the primary ensuite offers a walk-through closet and a soaker tub. Both bathrooms feature granite counters and upgraded tiling to the ceiling. Modern touches include new 2-stage LED lighting with adjustable tones, and the large, covered corner balcony is thoughtfully positioned to provide protection from westerly mountain breezes—perfect for a BBQ or relaxing outdoors. Complete with a titled underground parking stall and bicycle storage in the parkade, this condo is a rare find for downsizers or professionals seeking a small-town pace with urban convenience.