



GRASSROOTS
REALTY GROUP

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3105, 625 Glenbow Drive
Cochrane, Alberta

MLS # A2316468



\$339,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Affordability, Comfort & Location — Exceptional Value in the Heart of Cochrane Welcome to this beautifully upgraded Evolution III floor plan, offering the perfect combination of convenience, comfort, and value. This main-floor condo is ideally situated in the heart of Cochrane, within walking distance of shopping, restaurants, services, and everyday amenities. Priced to sell, this exceptional home also features the highly sought-after benefit of titled underground parking. Designed with modern living in mind, this spacious home offers 3 bedrooms and 2 full bathrooms in a bright, open-concept layout. The welcoming kitchen showcases timeless granite countertops, stainless steel appliances, and a convenient eating bar, providing both style and functionality. The kitchen flows seamlessly into the dining and living areas, creating an ideal space for entertaining or relaxing at home. The generous primary suite features a walk-in closet and private ensuite bathroom, while the second and third bedroom provide ample space for family, guests, or a home office. Enjoy in premium upgrades, including solid wood cabinetry with soft-close doors, luxury vinyl flooring, granite countertops, and upgraded stainless steel appliances. Additional highlights include in-suite laundry, a titled underground parking stall, and a private west-facing balcony, perfect for enjoying summer evenings, beautiful sunsets, and peaceful views. Combining the charm of small-town living with modern conveniences, this home offers exceptional value for homeowners and investors alike. Available for quick possession, this property truly checks all the boxes. Book your showing today.