



GRASSROOTS
REALTY GROUP

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1219, 625 Glenbow Drive
Cochrane, Alberta

MLS # A2317208



\$348,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	971 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, Hot Water, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: -

Basement: -

Exterior: Composite Siding, Vinyl Siding, Wood Frame

Foundation: -

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

Water: -

Sewer: -

Condo Fee: \$ 554

LLD: -

Zoning: R-HD

Utilities: -

Inclusions: TV mounts (2)

Enjoy the convenience of downtown living paired with the charm of a mountain-town setting in this beautifully cared-for corner unit at Glenmore Landing. Offering 2 bedrooms, 2 bathrooms, and a versatile open office area, this second-floor residence combines thoughtful design, modern finishes, and an unbeatable location in the heart of Cochrane. Situated in Building 1000, which is set farther back from the main road, this particular corner unit enjoys added privacy, a quieter atmosphere, and a welcome buffer from traffic. The functional floorplan welcomes you with a spacious foyer complete with a large closet and an oversized storage/laundry room featuring a full-sized washer and dryer (just 2 years old). The open office area provides an ideal workspace for those working from home, while the two bedrooms are thoughtfully positioned on opposite sides of the suite, creating excellent privacy for guests, roommates, or family members. At the center of the home, the open-concept living and dining area is warm and inviting, highlighted by vinyl & laminate flooring throughout & the larger windows that Glenmore Landing is known for. As a corner unit, the home benefits from additional natural light and enhanced airflow, creating a bright and comfortable space. The kitchen is both stylish and functional, featuring granite countertops, a full suite of LG ThinQ stainless steel appliances, including a SlimQ OTR microwave, and ample workspace for everyday cooking and entertaining. New pot lights throughout the suite add a fresh, contemporary touch. The spacious primary bedroom offers a walk-through closet leading to a private ensuite complete with granite countertops and a relaxing soaker tub. The second bedroom is generously sized and conveniently located near the main bathroom, which also features granite finishes. One of the standout features of this home is the large covered

corner balcony with both west and north exposures. Whether you're firing up the BBQ, enjoying your morning coffee, or unwinding at the end of the day, this outdoor space offers plenty of room to relax and take in the fresh Alberta air. Residents enjoy easy access with both a nearby stairwell and elevator, while the location places you just a short walk from Cochrane's historic Main Street, local shops, restaurants, grocery stores, pharmacies, fitness facilities, and everyday amenities. Walking paths leading toward the river are only a block away, and nearby parks and rodeo grounds provide year-round community events and recreation. For outdoor enthusiasts, Ghost Lake is just 20 minutes away, while the stunning mountain landscapes of Canmore can be reached in approximately 40 minutes. Complete with a titled underground parking stall, this exceptional home offers comfort, convenience, privacy, and a lifestyle that embraces everything Cochrane has to offer. A wonderful opportunity for professionals, downsizers, or anyone looking to enjoy low-maintenance living in a vibrant and welcoming community.