



GRASSROOTS
REALTY GROUP

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**3310, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2320390



\$317,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Paved, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub		

Inclusions: N/A

Modern comfort meets small-town charm in this well-appointed 2-bedroom, 2-bathroom condominium with 2 side by side parking spots right near the front door. Your new home is just moments from downtown amenities and tranquil river pathways. Bright, neutral finishes and an open-concept layout create a welcoming atmosphere that adapts easily to a variety of lifestyles. Gather with family and friends around the center dining area while maintaining easy conversation with the kitchen and living spaces. Culinary creativity comes naturally in the thoughtfully designed kitchen where stainless steel appliances, granite countertops, rich cabinetry and a peninsula breakfast bar combine style with functionality. Natural light fills the living room with brand new carpet throughout, creating a comfortable setting for quiet evenings or casual entertaining. Fresh air and peaceful views await on the covered balcony, providing a private outdoor retreat for morning coffee or unwinding at the end of the day. Rest comfortably in the spacious primary suite where a private 4-piece ensuite adds everyday convenience. Across the unit, the second bedroom accommodates guests, family members, roommates or a home office with ease. Another full 4-piece bathroom enhances flexibility for both residents and visitors. Added storage within the in-suite laundry area helps keep daily essentials organized and out of sight. Beyond the unit itself, beautifully landscaped courtyards and pergola-covered seating areas create inviting spaces to relax outdoors and connect with neighbors. Every day errands become simple with historic Main Street, local shops, restaurants, grocery stores, pharmacies, fitness facilities and services all within walking distance. Just 1 block away, local pathways lead to the river encouraging an active lifestyle, while local parks and the rodeo grounds host community events and

recreation throughout the year. Weekend adventures remain close at hand with Ghost Lake approximately 20 minutes away and the mountain scenery of Canmore reachable in about 40 minutes. Combining low-maintenance living with an exceptional location, this home delivers comfort, convenience and the welcoming character that makes Cochrane such a desirable place to call home.