



GRASSROOTS
REALTY GROUP

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**3108, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2328761



\$297,500

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Paved, Secured, Side By Side, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

UNDER \$300,000! One of the Best Values in Glenbow Landing! Looking for an affordable way to get into the Cochrane market without sacrificing the features that matter most? This bright and functional 2 bedroom, 2 bathroom ground floor condo offers exceptional value in one of Cochrane's most convenient locations. Inside, you'll find a thoughtfully designed split bedroom layout that provides privacy for roommates, guests or a home office, while the open concept kitchen features granite countertops, stainless steel appliances, breakfast bar seating and plenty of storage. The living area opens onto your private enclosed patio, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. One of the standout features is the parking. This home includes two parking stalls, including one titled heated underground stall and one assigned surface stall, a combination that's hard to find in this price range. Located just steps from shopping, restaurants, parks, walking paths and everyday amenities, you'll love the convenience of having everything you need close to home while enjoying Cochrane's welcoming small town atmosphere. Whether you're a first time buyer, downsizer or investor, this is an outstanding opportunity to own a well designed 2 bedroom, 2 bathroom condo for under \$300,000. Immediate possession is available, making it easy to move in and start enjoying your new home right away. Don't miss your chance to own one of the most competitively priced condos in Glenbow Landing.