



GRASSROOTS
REALTY GROUP

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1308, 625 Glenbow Drive
Cochrane, Alberta

MLS # A2336040



\$279,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this bright and beautifully maintained 2 bedroom, 1 bathroom condo in the heart of downtown Cochrane. Offering 590 sq ft of thoughtfully designed living space, this third floor unit feels surprisingly spacious thanks to its open concept layout, abundant natural light, and newer flooring throughout. The functional kitchen features granite countertops, plenty of cabinet space, a breakfast bar, a newer dishwasher, and overlooks the main living area, making it ideal for everyday living or entertaining. Additional updates include modern light fixtures and a washer and dryer that are less than one year old. Step outside onto your private balcony and enjoy open views, while the convenience of an assigned outdoor parking stall and low condo fees make ownership even more affordable. Residents enjoy easy access to both the elevator and nearby stairwell, with historic downtown Cochrane just steps away. Walk to local shops, restaurants, grocery stores, pharmacies, fitness facilities, parks, and scenic pathways along the Bow River. The Cochrane Rodeo Grounds are just minutes away, while Ghost Lake is only a 20 minute drive and Canmore is approximately 40 minutes away for year round outdoor adventures. This pet friendly building allows up to two cats and one dog up to 30 kg (subject to board approval). Whether you're a first time buyer, downsizer, or investor, this home offers an excellent opportunity with strong rental appeal and positive cash flow potential.