



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**12 Glenwood Court
Cochrane, Alberta**

MLS # A2336596



\$699,900

Division:	Glenbow		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,478 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, ST		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum		

Inclusions: N/A

OPEN HOUSE THIS SATURDAY, OCTOBER 10th, FROM 11 AM - 1 PM Nestled on a quiet cul-de-sac in the mature neighbourhood of Glenbow, this updated split-level residence sits on one of the largest lots in the area and backs directly onto a peaceful park and scenic walking path. Offering over 2,200 square feet of finished living space, the home seamlessly blends thoughtful interior upgrades with exceptional outdoor living, all while placing you minutes from local amenities and offering effortless access to Highway 1A for weekend mountain escapes. Step inside to a bright, open main level featuring warm finishes, accent walls, and a layout designed for daily life and entertaining. The updated kitchen serves as a central focal point, boasting rich dark cabinetry, contrast subway tile, a gas range with a chimney-style hood fan, stainless steel appliances, and a central island with breakfast bar seating. Adjacent dining and living areas open out toward the oversized back deck, creating a natural indoor-outdoor flow ideal for summer gatherings. The upper level features three bedrooms, including a spacious primary suite complete with a private four-piece ensuite bathroom. Upgraded secondary bath and ensuite spaces incorporate timeless finishes, such as a freestanding clawfoot tub and updated vanity styling. Downstairs, the finished lower level expands your living options with a spacious recreation room centred around a classic brick fireplace, a bright fourth bedroom, a convenient two-piece bathroom, and dedicated storage space. Outdoors, the sprawling backyard functions as a private retreat. Beyond the large main deck, the fully fenced yard opens to multiple tiered outdoor spaces, mature trees, a gazebo seating area, and direct access to the surrounding green space and trail system. A double attached garage and generous driveway complete this

property.