



GRASSROOTS
REALTY GROUP

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**3, 24 Cascade Place
Cochrane, Alberta**

MLS # A2338641



\$399,900

Division:	Glenbow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: garage remote(s),

Rarely does a home come available in this highly sought after Cochrane community! Ideally located with the extensive Glenbow pathway system right outside your door and just minutes from all the amenities Cochrane has to offer, this beautifully maintained three bedroom, two and a half bathroom townhome offers the perfect blend of comfort, character, and location with stunning mountain views to enjoy. This spacious two storey row home features beautiful hardwood floors, custom cabinetry, an attached single garage, and an inviting open concept main floor. The kitchen, dining, and living areas flow seamlessly together, creating a wonderful space for both everyday living and entertaining. A wood burning fireplace adds warmth and character to the living room, while the main level is completed by a convenient laundry room and two piece bathroom. Upstairs, the spacious west facing primary suite takes full advantage of the mountain views and features a four piece ensuite and walk in closet. Two additional generously sized bedrooms and a second four piece bathroom complete the upper level, providing plenty of room for family, guests, or a home office. The lower level offers a welcoming front entrance lobby connected directly to the attached single car garage, along with a storage room and a space that could be used as a small home office ideal for working from home, hobbies, or extra organization. Outside, enjoy both a west facing front balcony and a wonderful easterly rear deck overlooking the large communal garden. There is also on site RV/trailer storage, adding even more convenience. Backing directly onto the Glenbow trail system and tucked just off one of Cochrane's quieter cul de sacs, this is a truly special setting for those who love having nature and pathways right outside their door while still being close to town. Homes in this area rarely come to market,

making this an exceptional opportunity to own a charming townhome in one of Cochrane's most desirable locations. Mountain views, pathways, mature surroundings, thoughtful updates, and an incredibly convenient location , this one is worth seeing!