



GRASSROOTS
REALTY GROUP

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90 Glenhill Drive
Cochrane, Alberta

MLS # A2341736



\$710,000

Division:	Glenbow		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,164 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Irregular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		
Inclusions:	Hot tub, and all TVs in the house		

Welcome to 90 Glenhill Drive, an impressive four level split situated on a spacious 6,000 plus square foot lot backing onto an environmental reserve in the established community of Glenbow. Offering approximately 2,100 square feet above grade and more than 2,700 square feet of fully developed living space, this home features four bedrooms, three bathrooms, and multiple living areas designed to give the entire family room to spread out. Step inside to high ceilings, hardwood flooring, and a bright, open concept layout that is ideal for everyday living and entertaining. The spacious kitchen is truly the heart of the home, featuring granite countertops, oak cabinetry, a large island with a sink, double wall ovens, a gas cooktop, and newer stainless steel appliances. The kitchen flows seamlessly into the dining and living areas, creating a welcoming space for cooking, gathering, and entertaining. The upper level features a generous primary bedroom complete with a private sitting area, a walk in closet with built in organizers, and an impressive ensuite with an oversized tiled shower, multiple shower heads, and a glass enclosure. Additional bedrooms and a separate den or office provide plenty of space for family members, guests, or those working from home. The fully above grade third level offers a warm and inviting family room with hardwood flooring, a gas fireplace, and built in shelving. Two separate patio doors provide access to the outdoor living spaces, with one leading to the covered and private hot tub area and the other opening onto the main deck overlooking the natural surroundings. This level also includes a bedroom, a four piece bathroom, conveniently located laundry, and direct access to the heated and insulated double attached garage. The fully developed fourth level provides even more flexible living space with a large family room, recreation area, or

den, along with plenty of additional storage. This versatile level is ideal for a media room, games area, home gym, or comfortable retreat. Outside, the expansive yard offers plenty of room to relax, entertain, garden, or enjoy time with family and friends. Additional storage is conveniently located beneath the deck. From the deck, enjoy beautiful river valley and mountain views, along with the privacy and natural setting of the environmental reserve behind the property. Glenbow is one of Cochrane's most established and conveniently located communities. Glenbow Elementary School is within walking distance, while kilometres of nearby pathways connect residents to Big Hill Creek and the Bow River. Downtown Cochrane's shops, restaurants, and amenities are also just minutes away. With four bedrooms, three bathrooms, multiple living spaces, a dedicated home office, outstanding outdoor space, and an exceptional location, 90 Glenhill Drive offers the space, comfort, and versatility today's families are looking for.