



GRASSROOTS
REALTY GROUP

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5 Glenwood Crescent Cochrane, Alberta

MLS # A2342328



\$599,000

Division:	Glenbow		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,799 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: N/A

Welcome to Glenbow, one of Cochrane's most sought after established communities. This 3 level split sits on a corner lot in a quiet pocket of the neighbourhood, with walking paths and the river just steps away and both easy access to downtown Cochrane and the highway when you need it. Step inside to a bright and welcoming main floor. The living room is large and filled with natural light, flowing into a dedicated dining area and a generous kitchen. A new electric stove and a stainless steel dishwasher make it a pleasure to cook in, while a large skylight overhead keeps the whole space feeling bright and open. Upstairs, you will find the primary bedroom complete with an updated 3 pc ensuite, along with two additional bedrooms and a full bathroom, all tucked away on their own quiet level. Just off the main floor, a few steps lead down to a second above-grade level that offers real versatility. Here you have a fourth bedroom, a huge second living room, a convenient half bath and direct access out to the backyard. Whether you need a family room, a home office or space for guests, this level delivers. The lower level completes the home with a large rec room, a den or office space and a full bathroom, plus plenty of storage throughout. Outside, the corner lot provides a great-sized yard along with a double detached garage. Within walking distance of Glenbow Elementary, with trails and the river close by, this home offers space inside and a location that is hard to beat.