

\$367,999 - 17, 41 Glenbrook Crescent, Cochrane

MLS® #A2211385

\$367,999

3 Bedroom, 3.00 Bathroom, 1,126 sqft
Residential on 0.06 Acres

Glenbow, Cochrane, Alberta

DONâ€™T MISS OUT on this incredible opportunity to own a BEAUTIFUL TWO-STOREY TOWNHOME nestled beside the BREATHTAKING NATURAL BEAUTY of Big Hill Creek Ravine in the heart of Cochrane! This charming, well-managed complex is located, within WALKING DISTANCE to SCHOOLS, MAJOR SHOPPING CENTRES, PARKS, SCENIC WALKING TRAILS, and the famous MCKAYâ€™S ICE CREAM. Youâ€™re also just minutes from downtown Cochrane, WITH NEARLY EVERYTHING WITHIN A 13-MINUTE WALKâ€”a truly unbeatable location for lifestyle and convenience. BOASTING ALMOST 1,600 SQ FT OF DEVELOPED LIVING SPACE, this thoughtfully designed home offers 3 BEDROOMS, 1 FULL BATHROOM, 2 HALF BATHROOMS, AND A BONUS LOFT that can easily be transformed into a HOME OFFICE, READING NOOK, or an additional bedroom. The SINGLE ATTACHED GARAGE and extra PARKING PAD offer room for two vehicles, plus there's a convenient outdoor storage room right by the entrance! Step inside to discover a bright main floor featuring an open-concept kitchen and dining area with ample white cabinetry, blending seamlessly with A SPACIOUS LIVING ROOM complete with a wood-burning fireplace, vaulted ceilings, and large windows that bathe the space in natural light. A deck door leads to your private backyard patioâ€”perfect for BBQs, Morning Coffee, playtime, or unwinding after a long



day. Upstairs, youâ€™ll find TWO LARGE BEDROOMS, a FULL BATHROOM, A BONUS LOFT, and the CONVENIENCE OF UPSTAIRS LAUNDRY, all designed for comfort and functionality. The FULLY FINISHED BASEMENT includes a third bedroom, a bright and cozy family room, a half bath, and a flex room ideal for guests, hobbies, or a home gym. Whether youâ€™re a first-time buyer, a growing family, or looking to downsize without compromising location or spaceâ€”this is the perfect home that offers the lifestyle you truly deserve. Call today

Built in 1979

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211385 |
| Price | \$367,999 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,126 |
| Acres | 0.06 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 17, 41 Glenbrook Crescent |
| Subdivision | Glenbow |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1E9 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Playground, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Back Yard, Landscaped, Low Maintenance Landscape, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 69 |
| Zoning | R-MX |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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