REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

79 glendale Way
Cochrane, Alberta

MLS # A2225686

$499,900

Division:	Glenbow
Type:	Residential/House
Style:	3 Level Split

Size:	1,415 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	3	**Baths:**	2

Garage:	Off Street, Parking Pad
Lot Size:	0.11 Acre
Lot Feat:	Back Yard, Few Trees, Front Yard

Heating:	Standard	**Water:**	-
Floors:	Hardwood	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	deep freeze in the basement

Great location. Great backyard. Great value. This charming split-level detached home in Glenbow, Cochrane is the perfect opportunity for first-time buyers, investors, or young families looking to get into the market. Tucked away on a quiet street, not on the tracks, this home offers a private, fenced yard and three developed levels of living space. Recent updates include newer shingles, a newer hot water tank and furnace, and stylish grey hardwood flooring throughout. The kitchen was renovated just four years ago with modern cabinetry and a fresh look. With fresh paint and solid bones, this home is move-in ready with room to grow. Located just minutes from downtown Cochrane, shops, schools, and trails, you’ll love the lifestyle this home offers.