

**1310, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2297340



\$344,000

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

AMAZING INVESTMENT OPPORTUNITY !! Discover the essence of modern living in this centrally located gem nestled in vibrant Cochrane. Boasting 2 spacious bedrooms plus a versatile den, this condo offers ample space for both relaxation and productivity. Convenience reigns supreme with the inclusion of a coveted underground titled parking stall, ensuring hassle-free arrivals and departures. The allure of the third-floor location facing north lies in its ability to keep the unit naturally cool during the scorching summer days, offering respite from the heat while maintaining comfort. Step into a realm of contemporary elegance highlighted by sleek stainless steel appliances, seamlessly blending style with functionality. A dedicated laundry area and two full baths elevate the living experience, adding convenience and luxury to everyday routines. Welcome to your sanctuary where modern amenities, prime location, and thoughtful design converge to create the ultimate urban retreat. Experience the quintessence of comfort and convenience – schedule your viewing today!