

**204, 36 Glenbrook Crescent  
Cochrane, Alberta**

**MLS # A2308352**



**\$192,900**

<b>Division:</b>	Glenbow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	633 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Living Room Drapes & Bedroom Drapes

\*\*\*\*OPEN HOUSE SUNDAY JUNE 14/2-4:30pm\*\*\*\*RARE FIND!! Charming 633 sq ft one bedroom unit with West Facing Balcony & Excellent Layout. Spacious Living & Dining area, as well as Spacious Bedroom. IDYLLIC LOCATION on Quiet Residential Street. Shopping Centre, Restaurants, Parks/Walking trails, Tennis, Golf & Numerous Shops, Services & Conveniences nearby. Getting close to nature is easy here, & the mountains are just a stone's throw away. Plenty of opportunity for recreational pursuits in & around Cochrane, as well as points west of the city. In the unit's hallway, there's a great walk-in storage room for outdoor apparel, extra clothing, sporting goods, & so much more. Well appointed with wire racks, shelves & hanging rods for you to utilize as you see fit. Generous storage in bedroom also, as well as front hall closet & linen closet adjacent to bathroom. Common laundry, card operated, is right across the hall from your unit. The combined Living Room-Dining Room offers nice possibilities for entertaining & has sliding patio door access to the west facing deck. Kitchen is well appointed, with good quality appliances, tile countertops & floor. Throughout the majority of the unit there is high quality Armstrong Flex-Step Cushion Flooring. Newer vinyl windows in the unit. Building also has newer membrane roof & heating system, cement fibre board exterior siding & upgraded balconies. There's also thoughtful upgrades to common areas including practical install of unique non-slip floor surface applied to staircases in the building. Hallway carpet & paint in the common areas are also updated. Visitor Parking is available & unit comes with one assigned parking stall. #204. A quiet, comfortable & convenient place to live, in a VERY LOVELY LOCATION: GLENBOW!! \*\*\*\*ONE OF THE NICEST & MOST DESIRABLE NEIGHBORHOODS IN COCHRANE\*\*\*\*