

**2301, 625 Glenbow Drive
 Cochrane, Alberta**

MLS # A2314816



\$327,500

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	973 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to downtown Cochrane living with mountain views, natural light, and an unbeatable location at the gateway to the Rockies. This beautifully kept 2 bedroom, 2 bathroom condo offers nearly 1,000 square feet of bright, open-concept living space and is in tremendous condition throughout. Located on the second floor with desirable west-facing exposure, the home is filled with warm natural light and captures views of the Rocky Mountains right from your living space and private balcony. The layout is functional, comfortable, and easy to live in, featuring a spacious kitchen, open dining and living area, in-suite laundry, and two well-sized bedrooms positioned for privacy. The primary bedroom includes its own 4-piece ensuite, creating a true retreat, while the second bedroom and full bathroom offer excellent flexibility for guests, a roommate, a home office, or additional living space. A assigned parking stall adds everyday convenience. What really sets this property apart is the location. Set in the heart of downtown Cochrane, you are just steps from the shops, restaurants, cafes, pathways, and local amenities that make this town so special. Spend your mornings walking along the Bow River, grab coffee downtown, enjoy dinner at one of Cochrane's growing list of local restaurants, or head west for a quick escape into the mountains. Cochrane continues to grow into one of the most desirable communities outside Calgary, offering small-town charm, incredible scenery, and quick access to both the city and the Rockies. This is an ideal property for first-time buyers, downsizers, investors, or anyone looking for a low-maintenance lifestyle without giving up space, views, or location. Whether you are looking for a comfortable place to call home or a smart addition to your portfolio, this condo delivers an excellent blend of condition, layout, lifestyle, and value