

**3108, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2315025



\$304,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Paved, Secured, Side By Side, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

BEST VALUE in Glenbow Landing! This bright southeast facing ground floor condo offers 2 bedrooms, 2 full bathrooms and TWO parking stalls including titled underground parking, a rare combination at this price point. The smart split bedroom layout creates ideal separation for roommates, guests or a home office setup, while the open concept kitchen features granite countertops, stainless steel appliances, breakfast bar seating and ample storage. Enjoy the convenience of ground floor living with your own private enclosed patio, perfect for morning coffee, pet owners or easy everyday access. Move in ready and available for immediate possession, this condo is ideally located steps from shopping, restaurants, walking paths and everyday amenities. An excellent opportunity for first time buyers, downsizers or investors looking for exceptional value in Cochrane.