

**1308, 625 Glenbow Drive
 Cochrane, Alberta**

MLS # A2336040



\$259,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

An excellent opportunity to own in Cochrane at an approachable price point! Whether you're a first time buyer, investor, or looking to downsize into a low maintenance lifestyle, this bright and beautifully maintained condo offers comfort, convenience, and exceptional value in the heart of Cochrane. Offering 590 sq ft of thoughtfully designed living space, this single level unit features an open concept layout, newer flooring throughout, and plenty of natural light. The functional kitchen offers granite countertops, ample cabinet space, a breakfast bar, and a newer dishwasher, while updated light fixtures and a washer and dryer less than one year old add to the move in ready appeal. Enjoy your own private balcony, assigned parking, and low monthly condo fees that include heat and water. The pet friendly building also offers elevator access, making everyday living easy and convenient. The location is a standout. Historic downtown Cochrane is just steps away, with shops, restaurants, grocery stores, pharmacies, fitness facilities, parks, and scenic pathways along the Bow River all close by. Ghost Lake is approximately 20 minutes away, with Canmore around 40 minutes away for an easy escape to the mountains. With an attractive price point, low condo fees, updated interior, and a highly walkable location, this property offers an appealing option for those looking to enter the market, simplify their lifestyle, or add a Cochrane property to their investment portfolio.