

**24, 73 Glenbrook Crescent
 Cochrane, Alberta**

MLS # A2345408



\$333,000

Division:	Glenbow		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,166 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Garden, Interior Lot, Landscaped, Lawn, Level		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: N/A

TURNKEY, AFFORDABLE & FULL OF VALUE! Welcome to this refreshed 3-bedroom, 2-bathroom home in the heart of Glenbow, one of Cochrane's most established and beloved communities. Offering an incredible combination of affordability, recent upgrades, convenience, and small-town charm, this move-in-ready home is an opportunity you won't want to miss. Inside, you'll find a comfortable and functional layout with 3 bedrooms, 2 bathrooms, and inviting living spaces ready for you to make your own. Recent upgrades include a recently replaced furnace and hot water heater, offering added peace of mind and value for the next owner. With 2 parking spaces conveniently located directly in front of the home, everyday living is simple and practical. The location is hard to beat. You're close to the heart of Cochrane's commercial shopping district, with shopping, restaurants, services, schools, parks, and everyday conveniences all nearby. Yet despite being so connected, Glenbow offers a peaceful and tranquil setting where you can enjoy the relaxed pace and neighbourly atmosphere that makes Cochrane so special. **WELCOME TO GLENBOW, WHERE HISTORY, COMMUNITY & LIFESTYLE COME TOGETHER!** Located within one of Cochrane's historic areas, this community offers a unique blend of character and convenience. Step outside your front door and you're just moments from the Bow River, walking paths, schools, markets, rodeos, parks, and the community events that bring Cochrane to life. Enjoy a morning walk along the river, grab what you need from nearby shops, take in a local market, or experience Cochrane's famous western spirit, all while coming home to a peaceful neighbourhood that still feels like a small town. Whether you're a first-time home buyer looking for an affordable way into

the market, an investor searching for value, or simply looking for a turnkey home in an incredible location, this one checks the boxes. Affordable. Updated. Convenient. Peaceful. Connected. Your new home in Glenbow awaits. Don't let this opportunity pass you by!