

**2303, 625 Glenbow Drive
Cochrane, Alberta**

MLS # A2202607



\$319,900

Division:	Glenbow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-HD
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters		

Inclusions: n/a

PRICE REDUCED! OPEN HOUSE SUNDAY JUNE 8: 2 TO 4:00 Welcome to this 2-bedroom, 2-bathroom condo located in the heart of Cochrane in Glenbow. This beautifully designed and upgraded unit offers a bright and spacious open-concept layout with 781 sq ft of living space. The modern kitchen features stainless steel appliances, with brand new fridge, granite countertops and eating bar and lots of cabinets. The living room opens onto a private west facing balcony, with a view of the mountains, perfect for enjoying your morning coffee or evening sunset. The primary bedroom boasts a large closet and a full 4-piece ensuite with tile backsplash and deep soaker tub, while the good size second bedroom has easy access to the second full bathroom. Convenient In-suite laundry and storage. The unit includes 2 parking stalls, 1 underground titled parking #220 and 1 assigned stall #59. The underground stall has extra length to accommodate more storage. Walking distance from local shops, restaurants, all the amenities Cochrane has to offer, parks, and trails, this condo is perfectly located.